

URBAN\MUNICIPAL

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C51F31

1996

# AGENDA

FINANCE AND  
ADMINISTRATION  
COMMITTEE

NOV. 19, 1996...









**NOTICE OF MEETING**

**FINANCE AND ADMINISTRATION COMMITTEE**

**Tuesday, 1996 November 19**

**1:30 o'clock p.m.**

**Room 233, City Hall**

A handwritten signature in cursive script, reading "Susan K. Reeder".

**Susan K. Reeder, Secretary**

**Finance and Administration Committee**

**AGENDA**

**A. DELEGATIONS**

- (a) Hamilton Professional Fire Fighters Association - comments on the Master Fire Plan
- (b) Murray H. Nightingale, Solicitor, Lee, Bowden, Nightingale - Solicitors for Korea Exchange Bank of Canada, first mortgagee of property at 625 Greenhill Avenue - Tax Arrears Payment Offer

**1. IN CAMERA AGENDA**

**2. CONSENT AGENDA**

**3. TREASURER**

- (a) Purchasing - Procurement Card Pilot Project
- (b) Corporate Overview of the Quarterly reports as at 1996 September 30th

**4. CITY SOLICITOR**

Union Gas Merger with Centra Gas

**5. CHIEF ADMINISTRATIVE OFFICER AND DIRECTOR OF PROPERTY**

Declaration of Surplus Property - 1504 Upper Gage - Part 5 on Plan 62R-9436





Page Two  
Regular Agenda  
Finance and Administration Committee  
1996 November 19th

6. **REQUESTED INFORMATION**

Acting Regional Director of Finance - Regional Funding - Chedoke/McMaster  
Hospitals

7. **OTHER BUSINESS**

8. **ADJOURNMENT**







# Hamilton Professional Fire Fighters Association

## Local - 288 International Association of Fire Fighters

President

Henry Watson

Treasurer

Brian Stark



Secretary

Jeff Wheaton  
87 Fassett Ave.  
Hamilton, Ontario.  
L9C 4E6 (385-6020)

Affiliated with  
Provincial Federation  
of Ontario Fire Fighters

The Canadian Labour Congress

October 29, 1996

Mr. Bob Charters  
F & A Committee, Chairman  
71 Main Street W. 2nd Floor  
Hamilton, Ontario.  
L8N 3T4

OFFICE OF THE CITY CLERK

OCT 31 1996

REC. BY	DATE
REF'D. TO	DATE
REF'D. TO	DATE
REF'D. TO	DATE

ACTION:

Dear Mr. Charters:

The City of Hamilton Master Fire Plan Final Report, dated October 15, 1996, has been received by the F & A Committee and referred to the Corporate Steering Committee.

It is our understanding that both the Corporate Steering Committee and Chief Garry Smith will be reporting back to the F & A Committee at a future meeting with recommendations on the Master Fire Plan. The Hamilton Professional Fire Fighters Association, requests an opportunity to make a presentation to the Committee at this meeting.


Yours truly,

*Jeff Wheaton*  
Jeff Wheaton, Secretary  
H.P.F.F.A. Local 288 I.A.F.F.

cc: Susan Reader  
Garry Smith  
Henry Watson

MAKE EVERY WEEK - "FIRE PREVENTION WEEK"





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## **LEE, BOWDEN, NIGHTINGALE**

**Barristers & Solicitors**

*Murray H. Nightingale B.A., LL.B.*  
*Gregory W. Bowden LL.B.*  
*H. Stephen Lee B.Sc., LL.B., M.B.A.*

3100 Steeles Avenue West  
Suite 210  
Concord, Ontario  
L4K 3R1

Tel: (905) 660-9262  
Fax: (905) 660-7978

November 7, 1996

### **DELIVERED BY COURIER**

City of Hamilton  
City Clerk's Office  
City Hall  
71 Main Street West  
HAMILTON, Ontario  
L8N 3T4

**Attention: Susan K. Reeder,  
Legislative Assistant**

Dear Ms. Reeder:

**Re: Property: 625 Greenhill Avenue, HAMILTON**  
**Owners: Kea Yong Kim and Suk Jung Kim**  
**Roll No.: 05 05 360 3200**  
**Finance and Administration Committee**

OFFICE C	A.
NC	(b.)
REC. BY .....	
REF'D TO .....	
REF'D TO .....	DATE .....
REF'D TO .....	DATE .....
ACTION .....	
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We are the solicitors for Korea Exchange Bank of Canada, the first mortgagee with respect to the above captioned property.

We would like an opportunity to present a request to the Finance and Administration Committee of the City of Hamilton to deal with the tax arrears for the above captioned property.

As of October 31, 1996, the taxes owing on the property are as follows:

1993	\$254,288.01 plus penalties of \$68,453.70	\$322,741.71
1994	\$71,286.61 plus penalties of \$22,064.49	\$ 93,351.10
1995	\$73,149.77 plus penalties of \$13,055.90	\$ 86,205.67
1996	\$74,043.49 plus penalties of \$3,756.41	<u>\$ 77,799.90</u>

**TOTAL AMOUNT OUTSTANDING:**

**\$580,098.38**



Our client has lent in excess of \$1,000,000.00 to the owner on the security of the property.

We understand that these tax arrears in fact go back as early as 1990. Unfortunately, our client was not aware of the extent of these arrears due to the taxpayer's fraudulent misrepresentation. In January, 1995, the taxpayer provided my client with what was purported to be a tax arrears certificate setting out a balance owing as of January, 1995 of \$168,324.65. In 1995 my client discovered that this tax certificate was forged. Based on this forged tax certificate, my client lent the taxpayer in excess of \$50,000.00 to pay down the taxes and the City's records will show that a payment of \$50,235.42 was made on January 27, 1995 by the mortgagors. I understand that the taxpayer told the City of Hamilton Treasurer Department that he would pay the balance of the arrears in 1995 and used the part payment of \$50,235.42 as proof of his good faith. It appears that the City of Hamilton and our client have been victims of a fraudulent taxpayer.

We understand that it is now the City of Hamilton's policy to notify the mortgagees where taxes have been in arrears for more than two (2) years.

We enclose a copy of the forged tax certificate for your reference.

The property presently generates a monthly rental income of about \$7,308.00 made up as follows:

Hardy's Roadhouse	\$1,808.00
Inneract Printing Ltd.	\$ 600.00
White Tower Cleaners	\$ 700.00
Greenhill Fine Food	<u>\$4,200.00</u>
<b>TOTAL RENT INCOME</b>	<b><u>\$7,308.00</u></b>

The monthly expenses on the property, not including the mortgage payments, are as follows:

Monthly portion of 1996 property taxes	\$ 6,170.29
Monthly penalty on property tax arrears	\$ 5,120.00
Property Management Fee	\$ 540.00
General Maintenance	\$ 500.00
Insurance	\$ 501.00
Utilities	<u>\$ 600.00</u>
<b>TOTAL EXPENSES</b>	<b>\$13,431.29</b>
<b>MONTHLY DEFICIT</b>	<b><u>\$ 6,123.29</u></b>

The property is in dire need of repairs and none of these repair costs are included in the expenses.

Our client has suffered a huge financial loss on the mortgage of this property.



The City of Hamilton registered a tax arrears certificate on the property, on April 29, 1996 and my client has until April 28, 1997 to decide whether it wishes to pay the tax arrears and bring the property in good standing, or to abandon the property. It would only be feasible for my client to pay the tax arrears if the property has a value in excess of the property tax arrears.

Unfortunately, an appraisal of the property and the offer that our client has received for the property indicate that the property is worth no more than \$400,000.00. We enclose an appraisal for the property prepared by Mr. Drago Saric of Re/Max on the Mountain Realty Inc. in Hamilton, which estimates that the market value of the property is \$400,000.00. We enclose an offer which my client received on September 17, 1996, for \$300,000.00.

**My client is prepared to pay \$400,000.00 to the City of Hamilton as a settlement of all of the property taxes including tax arrears. My client also undertakes to keep the property taxes in good standing thereafter until they are able to sell the property.**

We believe that the City of Hamilton should accept my client's offer for the following reasons:

I. We believe that the offer made by my client leaves the City in a better position than if it were to sell the property under the Municipal Tax Sales Act. The Act requires that the City cannot sell or deal with the property until after April 29, 1997. By that date, we project that the amount of taxes and arrears owing will be as follows:

**Increase of Tax Arrears from November 1, 1996 to April 30, 1997:**

-	Interest on arrears is calculated at 13% per annum or .01083 per month	
-	1993 tax arrears through April, 1997 in the amount of ( $\$254,288.01 \times .010833 \times 6 \text{ months}$ )	\$16,524.00
-	1994 tax arrears through April, 1997 ( $\$71,286.61 \times .010833 \times 6 \text{ months}$ )	\$ 4,633.49
-	1995 tax arrears through April, 1997 ( $\$73,149.77 \times .010833 \times 6 \text{ months}$ )	\$ 4,754.59
-	1996 tax arrears through April, 1997 ( $\$74,043.49 \times .010833 \times 6 \text{ months}$ )	<u>\$ 4,812.68</u>
	<b>TOTAL:</b>	<b><u>\$30,724.76</u></b>
-	1997 tax arrears through April, 1997 (assuming no increase from 1996 taxes of \$74,043.49) ( $\$74,043.49 \div 365 \times 90 \text{ days}$ )	<u>\$ 18,257.30</u>

-	Arrears to October 31, 1996	<u>\$580,098.38</u>
-	Total arrears as of April 30, 1997	<u>\$629,080.44</u>

As the appraisal and offer indicates, we do not believe that the City will recoup the taxes and arrears on the sale of the property pursuant to the Municipal Tax Sales Act.

As you are aware, the Municipal Tax Sales Act requires that the City post the property for sale after April 29, 1997. If the City cannot attain a minimum bid of \$629,080.44, the City cannot sell the property. At that point, the City will be obligated to take the property in as part of its inventory, and then move under Section 441(1) under the Municipal Act to strike off from its rolls all the property taxes that are owing. At that point the City can choose to keep the property as part of its inventory or place it on the market. If the City chooses to place the property on the market, we assume that the earliest it can place it on the market would be in the Fall of 1997. At that time, the City may receive offers on the property, and we do not expect that the City will receive any offer more than \$300,000.00. In other words, the City would not likely obtain any better offer than the offer my client is prepared to pay in November, 1996.

The advantage of the City accepting my client's offer rather than waiting to sell the property in the Fall of 1997 are as follows:

1. It will have a taxpayer paying the property taxes starting January 1, 1997.
2. It will be obtaining a better price than it would obtain on the market.
3. It would not have to pay real estate commission on the sale.

II. Korea Exchange Bank is an innocent party in this situation. As we noted above, the Bank was not aware of the property tax arrears until 1995.

III. In view of the fact that the property's value is not even close to the amount of the taxes owing and that the request to reduce the taxes is coming from an innocent mortgagee and not the owner, and we do not believe that our request to write off part of the taxes will pose a precedent of wide application.

IV. We believe that the City of Hamilton has legal grounds to strike uncollectible taxes from the roll. Section 441(1) of the Municipal Act states:

(a) Where the Treasurer ascertains that certain taxes are uncollectible, the Treasurer shall recommend to the Council that such outstanding taxes be struck off the roll, and the Council may direct the Treasurer to strike such taxes off the roll.

I was recently involved in a similar situation in the City of Orillia where the mortgagor was able to negotiate a reduction of the property taxes. For your reference I enclose the tax arrears



certificate that was registered in the City of Orillia on October 2, 1995. I also enclose a letter from the City of Orillia Treasurer, dated September 20, 1996, wherein the Treasurer confirmed

with the property owner that it would write off interest and penalties with respect to this particular property. This property had an appraised value of \$280,000.00 and even though the taxes and arrears were less than \$100,000.00 the City of Orillia was still prepared to reduce the property taxes. This is in contrast to our situation where the loss far exceeds the value of the property.

We appreciate the City allowing us to make this submission in writing and before the Committee.

Yours very truly,

**LEE, BOWDEN, NIGHTINGALE**

Per:

Murray H. Nightingale

MHN/ms

Encl.

10-21-95

RT21 05 05380 3200  
625 GREENHILL AVE  
WARD 05 POLL 015 SUFFIX 0  
ASSESSED OWNER  
KIM KEA YONG  
KIM SUK JUNG  
625 GREENHILL AVE  
HAMILTON ONT

L8K 5W9

PROPERTY TAX CLASS MULTIPLE  
SCHOOL SUPPORT UNKNOWN

PROPERTY DESCRIPTION  
PLAN M3 PT LOT 71 W HR89

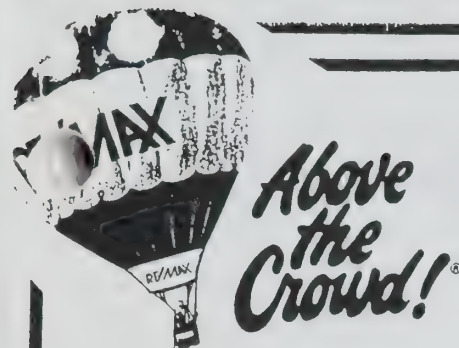
ACRES 2.160  
FRONTAGE 225.000  
DEPTH .000

RT22 05 05380 3200  
625 GREENHILL AVE

		* ASSESSMENT		148,847 *	
TAX BREAKDOWN		INSTALMENT AMOUNTS			
		1.	.00	TOTAL 1, 2	.00
		2.	.00	DISCOUNT 1, 2	.00
				NET 1, 2	.00
CITY	.00				
REGION	.00				
EDUCATION	.00				
SPECIAL	.00				
WATER	.00				
SEWER RATE	.00				
TOT TAX	.00				
		INSTALMENT DUE			
		.00			
		TAXES		PENALTY	
		CUR.		CUR.	
		1.	71,286.61	1.	5,847.24
		2.	74,285.88	2.	16,904.92
		TOT.	145,572.49	TOT.	22,752.16
		AMOUNT OUTSTANDING		168,324.85	
BALANCE AT JAN 95	168,324.85	✓			
YTD PAYMENT	.00				
YTD ADJUSTMENT	.00				

Att: manager Seong-Jun, Kim.





MAR 06 1996

29 February 1996

K.S. Choi  
Korean Exchange Bank of Canada  
2345 Yonge Street, Suite 600  
Toronto, ON M4P 2E5

Dear Sir:

Re: 625 Greenhill Avenue, Hamilton

Pursuant to your request, today I inspected the above property for the purpose of establishing an opinion of approximate Market Value.

Market Value is defined as the highest probable price which the subject property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with the knowledge of the uses to which it is adapted and for which it is capable of being used, assuming that neither party to the sale is acting out of stress.

Since there were no recent sales of comparable properties, I took an income approach to arrive at an estimated value range of the property. Due consideration was given to neighbourhood, lot size, improvements, condition and other factors and forces that influence property value at the subject location.

The subject property is located on the corner of Greenhill Avenue and Quigley Road in Hamilton.

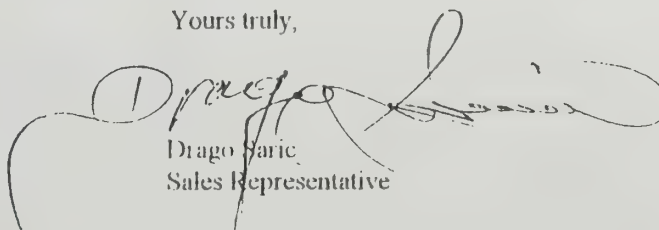
The subject property has 2.6 acre lot and 23,000 square foot building designated as neighbourhood plaza. Property appears to be about 50% vacant. It needs improvements to improve the appearance of the property and repairs to the parking area.

As a result of my investigation and analysis, it is my considered opinion that the subject property has a market value as of February 29, 1996 in the range of FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00). We would suggest the property be listed at FOUR HUNDRED AND FIFTY THOUSAND DOLLARS (\$450,000.00).

I hereby certify that I have no interest, present or contemplated, in this property, that to the best of my knowledge and belief, the information used to determine the above valuation is true and correct, and that an interior and exterior inspection of the property was made. Our office is extremely active and if further information is required, please contact me.

This opinion of value does not include the costs or appearance in any court of hearing unless previous arrangements have been made thereto.

Yours truly,



Drago Saric  
Sales Representative

**RE/MAX** On-The-Mountain Realty Inc.  
65 Mall Road, Unit 5  
Hamilton, Ontario L8V 5B8  
Phone: (905) 575-2840  
Fax: (905) 574-2141







# AGREEMENT OF PURCHASE AND SALE

PURCHASER CODISET INCORPORATED, offers to buy from  
 VENDOR KOREA EXCHANGE BANK OF CANADA UNDER POWER OF SALE, through  
 Vendor's AGENT BLAIR BLANCHARD STAPLETON LIMITED BOYAGO REALTY LTD.  
 the following (Listing Broker) (Selling Broker)  
 PROPERTY: fronting on the SOUTH side of GREENHILL known municipally as 625 in the CITY  
 of HAMILTON and having a frontage of 300' more or less by a depth of 337'  
IRREGULAR more or less described as PT LOT 21 PLN M-3 DIL PARCEL 171-6 SECM-3  
 at the PURCHASE PRICE OF THREE HUNDRED THOUSAND Canadian Dollars,  
 (\$Can 300,000.00) on the following terms:

1. Purchaser submits with this offer TEN THOUSAND (UPON ACCEPTANCE) Canadian Dollars (\$Can 10,000.00) cash/cheque payable to Listing Broker as a deposit to be deposited on acceptance to be held by him in trust for the Purchaser pending completion or other termination of this Agreement and to be credited towards the Purchase Price on completion.
2. Purchaser agrees to Pay a further sum of sixty-five thousand dollars (\$65,000.00), in cash of by certified cheque to the Vendor, on closing subject to the usual adjustments.  
 The Vendor agrees to take back an open first mortgage for the balance of the Purchase Price, bearing interest at the rate of five (5) percent per annum and to become due and payable with accrued interest nine months from closing.  
 The Purchaser reserves the right to transfer this Agreement to another company prior to closing. This offer is conditional for a period of ten working days from acceptance upon the Purchaser inspecting and approving the leases and physical conditions of the property. Failing which, this offer shall become null and void and the Purchaser's deposit shall be returned in full without interest.  
 The condition is for the benefit of the Purchaser and may be waived by him at his sole discretion.
- 2a. Appendix(s) 1 herewith attached will form part of this Agreement.
3. Purchaser and Vendor agree that all existing fixtures are included in the purchase price except those listed hereunder:  
 and that the following chattels are included in the purchase price: \_\_\_\_\_
4. Purchaser \_\_\_\_\_ agrees that this offer shall be irrevocable by him until 5:00 p.m. on the 23RD day of SEPTEMBER 19 96 after which time, if not accepted, this Offer shall be null and void and the deposit shall be returned without interest or deduction.
5. This Agreement shall be completed on the 25TH day of OCTOBER 19 96. Vacant possession shall be given to the Purchaser upon completion.
6. Purchaser shall be allowed until 4:59 p.m. on the 18TH day of OCTOBER 19 96 to examine the title to the property at their own expense, to satisfy themselves that there are no outstanding work orders affecting the property, that its present use GI RETAIL PLAZA may be lawfully continued, and that the principal building may be insured against the risk of fire.
7. Purchaser acknowledges having inspected the property prior to submitting this Offer and understands that upon Vendors accepting this Offer there shall be a binding Agreement of Purchase and Sale between Purchaser and Vendor.
8. Completion of this Agreement by the Purchaser is subject to the Purchaser determining that the title to the property is good and free from all restrictions, charges, liens, claims and encumbrances, except as otherwise specifically provided in this Agreement, and save and except for:
  - (a) any registered restrictions or covenants that run with the land, provided that such are complied with;
  - (b) any registered agreements with a municipality or as supplier of utility service including, without limitation, electricity, water, sewage, gas, telephone, or cable television or other telecommunication service providing such has been complied with or security has been posted to ensure compliance and completion as evidenced by letter from the relevant municipality or utility supplier; and
  - (c) any minor easements for the supply of utility service to the property or to adjacent properties.

If within the time for examining the title any valid objection to title, or any outstanding work order, or to the fact that the said present use may not lawfully be continued, or that the principal building may not be insured against risk of fire, is made in writing to Vendor or Vendor's solicitor, which Vendor is unable or unwilling to remove, remedy or satisfy, and which Purchaser will not waive, this Agreement, notwithstanding any intermediate acts or negotiations in respect of such objections, shall be at an end, and all money theretofore paid shall be returned without interest or deduction and Vendor and Vendor's agents shall not be liable for any costs or damages. Save as to any valid objections so made within such time, and except for any objections going to the root of the title, Purchaser shall be conclusively deemed to have accepted Vendor's title to the property. Pursuant to the Municipal Freedom of Information and Privacy Act (as amended from time to time), the Vendor hereby consents to the municipality releasing to Purchaser details of all outstanding work orders affecting the property, and Vendor agrees to execute and deliver to Purchaser or the Purchaser's solicitor such further authorizations in this regard as Purchaser may reasonably require.
9. Vendor and Purchaser agree that there is no condition, express, or implied, representation or warranty of any kind that the future intended use of the property by Purchaser is or will be lawful



except as may be specifically stipulated elsewhere in this Agreement.

10. Purchaser shall not call for the production of any title deed, abstract, survey or other evidence of title to the property except such as are in the possession or control of the Vendor. Vendor agrees that, if requested by the Purchaser, Vendor will deliver any sketch or survey of the property in Vendor's possession or within Vendor's control to Purchaser as soon as possible and prior to the last day allowed for examining title. In the event that a discharge of any mortgage or charge held by a corporation incorporated pursuant to the Loan Companies Act (Canada), Chartered Bank, Trust Company, Credit Union or Insurance Company and which is not to be assumed by the Purchaser on completion, is not available in registrable form on completion, the Purchaser agrees to accept the Vendor's solicitor's personal undertaking to obtain, out of the closing funds, a discharge or cessation of charge in registrable form and to register same on title within 90 days after completion, provided that on or before completion the Vendor shall provide to the Purchaser a mortgage statement prepared by the Mortgagee setting out the balance required to obtain the discharge, together with a direction executed by the Vendor directing payment to the Mortgagee, of the amount required to obtain the discharge out of the balance due on completion.
11. All buildings on the property and all other things being purchased shall be and remain until completion at the risk of the Vendor. Pending completion, Vendor shall hold all insurance policies, if any, and the proceeds thereof in trust for the parties as their interest may appear and in the event of substantial damage, Purchaser may either terminate this Agreement and have all monies theretofore paid returned without interest or deduction or else take the proceeds of any insurance and complete the purchase. No insurance shall be transferred on completion. If Vendor is taking back a mortgage or a charge, or Purchaser is assuming a mortgage or a charge, Purchaser shall supply Vendor with reasonable evidence of adequate insurance to protect the Vendor's or other Mortgagee's interest on completion.
12. Provided that this Agreement shall be effective to create an interest in the property only if the subdivision and part lot control provisions of the Planning Act (as amended from time to time) are complied with by the Vendor on or before completion and Vendor hereby covenants to proceed diligently at Vendor's expense to obtain any necessary consent on or before completion.
13. Purchaser shall be credited towards the purchase price with the amount, if any, which it shall be necessary for Purchaser to pay to the Minister of National Revenue in order to satisfy Purchaser's liability in respect of tax payable by Vendor under the non-residency provisions of the Income Tax Act by reason of this sale. Purchaser shall not claim such credit if Vendor delivers on completion the prescribed certificate or the Vendor's statutory declaration that the Vendor is not then a non-resident of Canada.
14. Any rents, mortgage interest, realty taxes including local improvement rates and unmetered public or private utility charges and unmetered cost of fuel, as applicable, shall be apportioned and allowed to the day of completion, the day of completion itself to be apportioned to Purchaser.
15. The Transfer / Deed shall, save for the Land Transfer Tax Affidavit, be prepared in registrable form at the expense of Vendor, and any mortgage or a charge to be given back by the Purchaser to the Vendor at the expense of the Purchaser. If requested by Purchaser, Vendor covenants that the Transfer / Deed to be delivered on completion shall contain the statements contemplated by Clauses 50 (22) (a) and (b) of the Planning Act (as amended from time to time).
16. Time shall in all respects be of the essence hereof provided that the time for doing or completing of any matter provided for herein may be extended or abridged by an agreement in writing signed by Vendor and Purchaser or by their respective solicitors who may be specifically authorized in that regard.
17. Any tender of documents or money hereunder may be made upon Vendor or Purchaser or their respective solicitors on the day set for completion of this Agreement. Money may be tendered by bank draft or cheque certified by a Chartered Bank, Trust Company, Province of Ontario Savings Office, Credit Union or Caisse Populaire.
18. The Vendor warrants that spousal consent is not necessary to this transaction under the provisions of The Family Law Act (as amended from time to time), unless the Vendor's spouse has executed the consent hereinafter provided. The undersigned spouse of the Vendor hereby consents to the disposition evidenced herein pursuant to the provisions of The Family Law Act (as amended from time to time). In consideration of the sum of One Dollar (\$1.00), the receipt of which from the Purchaser is hereby acknowledged, the undersigned spouse of the Vendor hereby agrees with the Purchaser that he/she will execute all necessary or incidental documents to give full force and effect to the sale evidenced herein.
19. The Vendor represents and warrants to the Purchaser that during the time the Vendor has

owned the property, the vendor has not caused any building on the property to be insulated with Urea-Formaldehyde foam type insulation (UFFI), and that to the best of the Vendor's knowledge and belief no building on the property contains insulation that contains Urea-Formaldehyde foam (UFFI). This warranty shall survive and not merge on the completion of this transaction, and if the building is part of a multiple unit building, this warranty shall only apply to that part of the building which is the subject of this transaction.

20. The Vendors and Purchasers agree that the signing or initialling of an electronically transmitted facsimile copy of this offer shall have the same effect as the signing or initialling of an original copy.
21. THE PURCHASER IS HEREBY NOTIFIED THAT A CONSUMER REPORT CONTAINING CREDIT AND/OR PERSONAL INFORMATION MAY BE REFERRED TO IN CONNECTION WITH THIS TRANSACTION.
22. If there is a conflict between any provision written or typed in this Agreement (including any Appendix(s) to this Agreement) and any provision in the printed portion hereof, the written or typed provision shall supersede the printed provision to the extent of such conflict. This Agreement including any Appendix(s) attached hereto, shall constitute the entire Agreement between the Purchaser and Vendor. There is no representation, warranty, collateral agreement



or condition, whether direct or collateral or expressed or implied, which induced any party hereto to enter into this Agreement or on which reliance is placed by any such party, or which affects this Agreement or the property or supported hereby, other than as expressed herein. This Agreement shall be read with all changes of gender or number required by the context.

23. The Vendor and Purchaser acknowledge that this transaction is subject to Goods & Services Tax (GST) pursuant to the Excise Tax Act (the Act) which tax is in addition to and not included in the purchase price. The Purchaser shall on or before closing provide proof to the Vendor in a form satisfactory to the Vendor that the Purchaser is a registrant under the Act such that the Vendor shall be exempt from collecting the tax pursuant to Subdivision (d) of the Act, failing which the tax shall be collected on closing by the Vendor.
24. The Vendor hereby appoints the Listing Broker as the Vendor's agent for the purpose of giving and receiving notices related to the creation of a firm, binding and unconditional Agreement of Purchase and Sale in accordance with the terms set out herein.
25. AGENCY: Unless otherwise specified in this agreement, it is understood that all brokerages involved in this transaction are working for the Vendor. The Purchaser is at liberty to seek representation from a brokerage under separate contract or receive customer service from the Vendor's brokerage.

SIGNED, SEALED AND DELIVERED IN WITNESS whereof I have hereunto set my hand and seal:  
in the presence of: Year Month Day

E. Boiags  
Witness  
  
\_\_\_\_\_  
Witness

Per: [Signature]  
Purchaser  
  
\_\_\_\_\_  
Purchaser

Date 16 09 17

Date \_\_\_\_\_

"The undersigned accepts the above Offer and agrees with the Listing Broker above-named, in consideration for their services in procuring the said Offer, to pay the Listing Broker on the date of completion the commission set out in our Listing Agreement, together with the applicable Goods and Services Tax (and any other taxes as may hereafter be applicable), which commission and taxes may be deducted from the deposit. I hereby irrevocably instruct my solicitor to pay directly to the Listing Broker the unpaid balance of the commission and such taxes from the proceeds of the sale prior to any payment to the undersigned on completion, as advised by the Listing Broker to my solicitor".

SIGNED, SEALED AND DELIVERED IN WITNESS whereof I have hereunto set my hand and seal:  
in the presence of: Year Month Day

\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Witness

\_\_\_\_\_  
Vendor  
  
\_\_\_\_\_  
Vendor

Date \_\_\_\_\_

Date \_\_\_\_\_

#### ACKNOWLEDGEMENT

I, the Vendor, acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale, and direct the Agent to forward a copy to my solicitor.

I, the Purchaser, acknowledge receipt of my signed copy of this accepted Agreement of Purchase and Sale, and direct the Agent to forward a copy to my solicitor.

Month Day Year  
Date \_\_\_\_\_  
Vendor  
Date \_\_\_\_\_  
Vendor  
Vendor's Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_  
Vendor's Solicitor \_\_\_\_\_  
Address \_\_\_\_\_  
Postal Code \_\_\_\_\_ Tel. \_\_\_\_\_

Month Day Year  
Date \_\_\_\_\_  
Purchaser  
Date \_\_\_\_\_  
Purchaser  
Purchaser's Address \_\_\_\_\_  
Telephone No. \_\_\_\_\_  
Purchaser's Solicitor \_\_\_\_\_  
Address \_\_\_\_\_  
Postal Code \_\_\_\_\_ Tel. \_\_\_\_\_

**FOR OFFICE USE ONLY**

To: The Selling Broker shown on the foregoing Agreement of Purchase and Sale

In consideration of the Selling Broker procuring the foregoing Agreement of Purchase and Sale, I hereby declare that all monies received or receivable by me in connection with the transaction as contemplated in Section 18, Sub-Section 18.01 of the MLS Rules and Regulations of the Metropolitan Hamilton Real Estate Board shall be receivable and held in trust under the terms set out in Section 18, Sub-Section 18.06 of the MLS Rules and Regulations, which are incorporated herein by reference as if set out at length. This Agreement shall constitute a Commission Trust Agreement as defined in the MLS Rules and Regulations and shall be subject to and governed by the MLS Rules and Regulations pertaining to Commission Trust. For the purpose of this Commission Trust Agreement, the Commission Trust amount shall be \_\_\_\_\_ of the purchase price.

ACKNOWLEDGED BY

ACKNOWLEDGED BY

\_\_\_\_\_  
SIGNATURE OF LISTING BROKER OR AUTHORIZED REPRESENTATIVE      SIGNATURE OF SELLING BROKER OR AUTHORIZED REPRESENTATIVE



PAGE -1-

SCHEDULE "A"

1) The Purchaser hereby specifically acknowledges and understands that the subject property is being offered for sale and being sold pursuant to the powers of sale contained in the Vendor's mortgage and part III of the Mortgages Act. Any reference herein to the "Vendor" has no reference or inference to the registered owner of the property, but is strictly a reference to KOREA EXCHANGE BANK OF CANADA.

2) The Purchaser specifically acknowledges, confirms, and agrees that no warranties and/or representations by either the vendor or any agent or representative on behalf of the vendor, is being made (or can be implied) with respect to;

- a) THE TITLE TO THE PROPERTY;
- b) THE ZONING OR THE PERMITTED USE OF THE PROPERTY OR COMPLIANCE THEREWITH; OR
- c) THE QUANTITY, QUALITY, VALUE, DESCRIPTION, REPAIR, OR FITNESS FOR THE PURPOSE OF THE PROPERTY OR ANY CHATTELS OR FIXTURES LOCATED ON OR ABOUT THE PROPERTY.

The Purchaser confirms that he has and will rely entirely upon his own inspection and investigation of the subject property, and any chattels or fixtures located on or about the property with respect to the foregoing.

3) The parties hereto agree that the vendor is transferring and assigning only such interest as the vendor may have in the chattels and fixtures located on, or forming part of, or used in connection with the subject property. Same are being transferred and assigned on an "as is, where is" basis, with no warranty or representation that the vendor has any proprietary rights to convey title to same and No Bill of Sale for same shall be provided on closing. Without limiting the generality of the foregoing, the purchaser acknowledges that the hot water heater as well as other chattels may be subject to rental agreements.

4) The parties hereto agree that the purchase price herein is solely allocated to the real property and does not include any consideration for any chattels or fixtures. No adjustments or abatement of any kind to the purchase price will be allowed to the purchaser for any changes in the condition, quality or quantity of any of the chattels or fixtures from the date of this agreement to the date of closing.

5) The Purchaser specifically acknowledges that property is being purchased on an "as is, where is" basis and that the title to the property may be subject to certain liens, encumbrances or registrations including, without limiting the generality of the foregoing;

- a) RESTRICTIONS, COVENANTS, RIGHTS OF ENTRY, RIGHTS OF WAY, LICENSES OR EASEMENTS, INCLUDING FOR THE SUPPLY OF UTILITIES, GAS, CABLE, TELEVISION, AND/OR FOR ROAD WIDENING, MAINTENANCE, OR FOR ANY OTHER PURPOSE WHATSOEVER, LOCATED ON, AROUND, OVER OR UPON THE PROPERTY AND REQUIRED IN CONNECTION THEREWITH.
- b) SITE PLAN AGREEMENTS, DEVELOPMENT AGREEMENTS OR SUBDIVISION AGREEMENTS WITH ANY GOVERNMENTAL OR OTHER AUTHORITY IN CONNECTION WITH THE PROPERTY OR THE SUBDIVISION OF THE SAME, WHETHER REGISTERED OR NOT
- c) ENCROACHMENTS BY A BUILDING OR STRUCTURE LOCATED ON THE SUBJECT PROPERTY ONTO ANY ADJOINING REAL PROPERTY OR STREET, OR THE ENCROACHMENT ONTO THE SUBJECT PROPERTY BY ANY STRUCTURE LOCATED ON ANY ADJOINING PROPERTY.
- d) ANY NON-COMPLIANCES OR ANY WORK ORDERS, STOP WORK ORDERS, DEFICIENCY NOTICES, OR ORDERS TO COMPLY ISSUED BY ANY AUTHORITY AFFECTING THE PROPERTY.

- e) any tenancies, leases, occupancies as may exist at the date of closing.

The purchaser agrees and undertakes to complete the transaction notwithstanding the registration or existence of any of the above and the purchaser shall be bound by and comply with same.

- 6) In the event that on or before the date of closing, the completion of the within sale under power of sale is placed in issue, including without limiting the generality of the foregoing, for any of the following reasons:

- a) The property, or any part thereof, have been substantially destroyed or removed from the control of the vendor by any means or process; or
- b) The property is redeemed, or payment is made on the mortgage; or
- c) The vendor is enjoined or otherwise restrained from completing the subject transaction; or
- d) Non-compliance by the vendor with any requirement of the power of sale proceedings herein, as provided by the Mortgages Act, and/or any other legislation, or the provisions contained in the mortgage documents pursuant to which this proceeding is taking place;

the Vendor shall have the right to terminate the within Agreement of Purchase and Sale; or the Vendor shall have the right to extend the date of closing herein for a period (or periods) not exceeding 60 days in total and if within such extended period or periods of time, the vendor is unable or unwilling to resolve such issue, the Vendor may then terminate the within Agreement. Should the within Agreement be terminated by the vendor as aforesaid, the deposit shall be returned to the purchaser without interest or deduction, and the vendor shall not be liable to the purchaser or any other party with respect to any loss or damage resulting, either directly or indirectly, from the non-completion of this transaction.

- 7) The only evidence of default which the purchaser may require shall be a Statutory Declaration made by the vendor setting forth the facts entitling the vendor to sell under the vendor's mortgage; a true copy of the notice of sale along with a Statutory Declaration of service of the notice of sale. The vendor shall not be required to obtain, or remove or discharge on closing any encumbrance which in law is extinguished by the sale pursuant to the vendor's power of sale proceedings herein.

- 8) The vendor states that he has no knowledge whatsoever, and makes no representation, as to whether the property has been insulated with urea formaldehyde foam insulation, or as to the existence or non-existence on or about the subject property, of any liquids, or materials, or substances, which may be toxic or hazardous.

- 9) The vendor shall only be required to provide to the purchaser such survey, plan, document, evidence of title or lien to the subject property as are in his possession or control.

- 10) The parties hereto acknowledge and agree that the provisions contained in this Schedule A shall not merge on closing but shall continue in effect and be binding upon the purchaser,

- 11) The parties agree that should there be any inconsistency or conflict between this Schedule A and any other provision in the Agreement of Purchase and Sale to which this schedule is attached, or conflict between this Schedule A and any other schedule, the provisions of this Schedule A shall prevail.





3 (a.)

**CITY OF HAMILTON  
- RECOMMENDATION -**

**DATE:** 1996 November 11

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** Allan C. Ross  
Treasurer

**SUBJECT:** Procurement Card Pilot Project

**RECOMMENDATION:**

- a) That a pilot project, be undertaken with the Canadian Imperial Bank of Commerce, to evaluate the benefits and cost savings of introducing Procurement Cards.
- b) That the City Treasurer report back to committee on the results of the pilot project.



**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

No additional funds are required for the pilot project.

**BACKGROUND:**

Since the beginning of this year Treasury Staff have been involved in a Shared Services Study with Price Waterhouse as consultant. All Treasury functions have been reviewed and several changes are being recommended. These changes are based on practices adopted by many companies looking for ways to cut administrative time, effort and costs. In reviewing these changes we feel that the introduction of Procurement cards can provide immediate benefit and would be recommended to be introduced at the City whether or not the Shared Services with the Region was approved.

## 1. **Procurement Cards**

Purchasing cards are essentially charge cards for businesses and enable an organization to streamline the traditional paper and labour intensive process for small dollar purchases. Experience show that 45% to 80% of purchase order transaction volume is for purchases of \$1000 or less. Yet all of these transactions combined constitute only 2% to 5% of total purchasing dollars. Purchasing statistics gathered across industry groups also indicate 85% of total potential supplier population is used for one purchase per month or less. Typically all purchases are handled the same way, involving anywhere from 10 to 14 purchasing steps from requisitions, approvals, purchase orders, receiving etc.etc. The Purchasing card essentially cuts down these steps to as few as three and thus results in considerable savings in processing time for all the small value purchases.

The purchasing card is a specialized VISA card. There are three key elements that distinguish it from a regular VISA card:

### A. **Customized Authorization Controls**

Various authorizations can be put in place, specific to each cardholder, to maintain adequate levels of control. Examples are as follows:

- Total \$ purchase limit in a month
- Total \$ purchase limit per transaction
- Total # of transactions in a month
- Card usage restricted to specific types of suppliers
- Overall Corporate limit
- Combinations of above

### B. **Comprehensive Reporting**

There are a comprehensive selection of management report available. These reports assist in monitoring purchasing activity and encourage better decision making throughout the entire purchasing process. Reports are available on paper or electronic formats. Options such as frequency, detail and depth are selected, according to the organization's needs and are available 48 hours after statement cut-off.



**C. Consolidated Billing and Payment.**

By receiving one detailed statement per month and making one payment it eliminates the current practice of cutting many cheques against many invoices and matching purchase requisitions to purchase orders to packing slips.

**The Benefits**

The program provides benefits to all parties:

For the organization:

- A streamlined purchasing process, with resulting savings in costs and employee time.
- Flexibility to re-deploy employee resources to higher value tasks
- Improved information for strategic decision making regarding the purchasing process

For the cardholder:

- Improved efficiency from swift receipt of goods to reduced paperwork
- A sense of empowerment, without loss of management control of purchases.

For the supplier:

- Improved cash flow, with swift payment through the VISA network
- Reduced costs associated with invoicing, collections and accounts receivable reconciliation.

**Cautions & Controls**

The previously referenced authorization controls and reporting ensure that there is no abuse of the system. The onus for checking that all purchases are duly authorized will be shifted to the departments approving the payment each month. Employees using the card will have to understand that the cards are for City purchases only and any abuse will result in termination.

### **Pilot Project**

It is being recommended that the City proceed with a pilot project with our current Bank, CIBC. The Bank will assist us in running the pilot in the following manner:

- Setting measurable objectives for the program, specific to the City
- Establishing a sub-credit limit for the total program
- Determining appropriate uses for the card
- Identifying appropriate cardholder's within the City
- Selecting authorization controls to be applied to each cardholder's card
- Designing a reporting structure best suited for the program
- Reviewing various billing and payment options
- Providing sample policy and procedures guidelines
- Providing sample employee and supplier correspondence

The pilot will run for three to five months at which time we will report back with recommendation on whether to permanently institute and expand the program or discontinue it.

CM:

c.c. J.G. Pavelka, Chief Administrative Officer



3 (b)

**CITY OF HAMILTON  
- INFORMATION -**

**DATE:** 1996 November 15

**REPORT TO:** Susan Reeder, Secretary  
Finance and Administration Committee

**FROM:** Allan C. Ross  
Treasurer

**SUBJECT:** Corporate Overview of the Quarterly Reports as at  
September 30, 1996

**BACKGROUND:**

Attached is the Corporate Overview of the Quarterly Reports for the City based on actuals to September 30, 1996 along with a projections as to the year-end position. Based on the September 30, 1996 actuals, there is projected to be a net surplus of \$1,000,853 at year-end as indicated and explained within the Quarterly Report. Projected surpluses/deficits by departments are as follows:

C.A.O.	\$ 0	
Building	\$ 75,000	Surplus
Clerks	\$284,400	Surplus
Culture & Recreation	(\$ 47,530)	Deficit
Fire	(\$ 34,240)	Deficit
H.E.C.F.I.	\$ 0	
Human Resources	\$ 25,580	Surplus
Information Systems	(\$ 55,180)	Deficit
Law	\$ 0	
Legislative	\$ 45,000	Surplus
Library	\$119,700	Surplus
Planning	(\$ 17,560)	Deficit
Property	\$ 92,870	Surplus
Public Works/Traffic	\$803,540	Surplus
Treasury	\$119,020	Surplus
Financials & Others	<u>(\$409,747)</u>	Deficit
TOTAL	<u>\$1,000,853</u>	Surplus

This surplus is net of transfers to reserves from revenue surpluses such as the Building Department's "Reserve for Building Permit Revenue Stabilization". In addition, in keeping with the year-end practices in recent years when there has been sufficient corporate surplus, the forecast assumes that the budgeted transfer from the Reserve for Tax Stabilization will not be undertaken.

14 November 1996  
Susan Reeder

-2-

Individual departmental quarterly reports providing further explanation to these results have been distributed through the respective Standing Committee secretaries.

This report is prepared as a component of the ongoing process to keep City Council updated on Current Budget issues.

A handwritten signature in cursive script, reading "Allen L. Ross". The signature is written in dark ink and is centered on the page.

c.c. Members of Corporate Management Team



# CURRENT BUDGET QUARTERLY REPORT AS OF SEPTEMBER 30 1996

## CORPORATE OVERVIEW

### Summary of Expenses/Revenues as of September 30, 1996

To September 30th, total actual expenditures are 2.2% below budget as compared to the prorated Total \$122,436,614 Expenditure Budget. In addition revenues to this point are in a deficit position of 1.7%. The blended effect translates into a \$0.6 million surplus or 61.0% of the pro-rated net revenues as indicated below. Note that the prorating of the September 30 Budgeted numbers are not 75% of the total, reflecting seasonal fluctuations.

An explanation of these variances follows the tables below.

Table 1 **BUDGET AND ACTUALS AS AT SEPTEMBER 30, 1996**

Corporate Overview Variances to September 30, 1996	1996 BUDGET TO DATE (1)	1996 ACTUAL TO DATE (2)	FAVOURABLE / (UNFAVOURABLE) VARIANCE (1-2) (3)	VARIANCE % (3/1) (4)
Expenditures	\$122,436,614	\$119,706,355	\$ 2,730,259	2.2%
Revenues	\$123,448,120	\$121,334,627	(\$ 2,113,493)	(1.7%)
Net Revenues	\$1,011,506	\$ 1,628,272	\$ 616,766	61.0%

Projected to Year-end based on the September 30th information, the favourable expenditure variance remains, although nominally at 1.2% and is offset by an unfavourable revenue variance of 0.6%, resulting in a net favourable surplus position of 0.6% as indicated in Table 2 below.

Table 2 **PROJECTED TO YEAR END**

Corporate Overview Variances projected to Year-End	1996 BUDGET (1)	1996 PROJECTED ACTUAL (2)	FAVOURABLE / (UNFAVOURABLE) VARIANCE (1-2) (3)	VARIANCE PERCENTAGE (3/1) (4)
Expenditures	\$164,330,830	\$162,306,689	\$2,024,141	1.2%
Revenues	\$164,330,830	\$163,307,542	(\$1,023,288)	(0.6%)
Net Revenues	\$ 0	\$ 1,000,853	\$1,000,853	0.6%

### SIGNIFICANT SERVICE/PROGRAM EXPENDITURE VARIANCES

Total City expenditures to September 30 are 2.2% under budget. Of that total, \$2.4 million is attributable to favourable departmental spending, largely due to salary gapping due to vacancies, maternity leave, etc. Within the Financial/Other Budgets, the \$0.3 million favourable variance is largely attributable to the timing of expenditures charges within the year.

## **SIGNIFICANT SERVICE/PROGRAM EXPENDITURE VARIANCES - continued**

By year end, departmental budgets are expected to come in with a \$1.6 million surplus. Again, the main contributing factor is salary gapping savings. Financial/Other Budgets are also projected to be in a surplus expenditure position of \$0.4 million.

One final note on the expenditures relates to the outstanding Budget Adjustment in the amount of \$240,870 which was approved as part of the 1996 Current Budget. This adjustment remains within the Financial accounts and can be offset by other surpluses. This amount will be distributed to departmental bases as part of the 1997 budget preparation.

## **SIGNIFICANT REVENUE VARIANCES**

Total City revenues to September 30 are unfavourable by \$2,113,493, or 1.7%. Departmentally, the combined revenues offset each other resulting in a near breakeven position. These amounts are offset by unfavourable Financial Account variances in the amount of \$2.1 million which is attributable to a timing issue in the receipt of Provincial Grants and no provision for the transfer from the Reserve for Tax Stabilization.

By year end, total revenues are expected to remain marginally unfavourable at \$1,023,288. This reflects the proposal to not transfer \$1.0 million from the Reserve for Tax Stabilization. With the forecasted overall Corporate Surplus position of approximately \$1.0 million, this transfer from the reserve is not necessary.

The Building Department Quarterly report indicated a surplus revenue position of \$275,000 due to Permit Fees. This surplus has been adjusted to reflect a transfer to the Reserve for Building Permit Revenue Stabilization which was established in February 1994.

## **IMPACT OF SERVICES/PROGRAMS APPROVED BY COUNCIL WITHOUT CURRENT FUNDING**

There are no new programs approved by Council which would require current budget funding, although a number of initiatives have been identified for consideration during 1997 budget deliberations as expansion packages.

## **1996 ACCOMPLISHMENTS TO DATE!**

Reference should be made to the Departmental Quarterly reports which have identified their accomplishments to date.



4.

**CITY OF HAMILTON**  
**- RECOMMENDATION -**

**DATE:** 1996 November 11

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration

**FROM:** P. Noé Johnson  
City Solicitor

**SUBJECT:** Merger of Union Gas Limited - By-law No. 400

**RECOMMENDATION:**

- (a) That the Council consent to the merger of Union Gas Limited and Centra Gas Ontario Inc;
  - (b) That the City Solicitor be authorized to prepare a By-law to consent to the merger of Union Gas Limited and Centra Gas Ontario Inc.
- Phritah*

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

See below.

**BACKGROUND:**

Union Gas Limited has requested the City's consent to its merger with Centra Gas Ontario Inc. By-law No. 400, passed on September 26, 1904, incorporates the gas franchise agreement between the City of Hamilton and the then Ontario Pipeline Company. Paragraph 24 of the By-law and Agreement requires the Gas Company to obtain the City's consent to any merger, amalgamation or transfer of the Company. Throughout the years, the Ontario Pipeline Company has become Union Gas Limited, with the required consents being given as the Company merged with other companies.

Union Gas Limited has sent the attached report on the merger between Union Gas Limited and Centra Gas Ontario Inc.

The attached By-law would to express the Council's formal consent to the merger of Union Gas Limited and Centra Gas Ontario Inc.

LEF:as

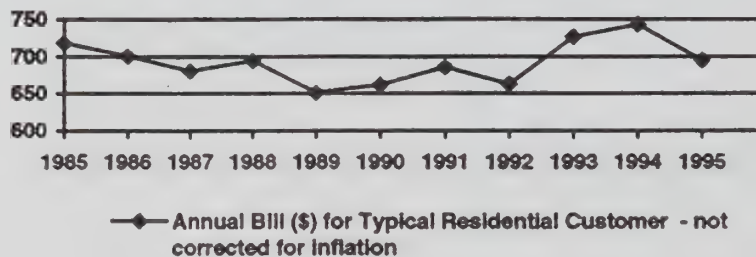


## Union Gas/Centra Gas

### *UPDATE - Summer 1996*

#### INDUSTRY TRANSFORMATION

Competition in the energy sector in Canada began in earnest when the price for natural gas as a commodity was de-regulated in 1985. Since then competition has flourished, offering customers more choices and keeping prices low (see chart below). Commodity deregulation and technological advances have enabled the growth of a robust energy commodities market. And industrial and commercial customers are demanding more than just delivery of natural gas. Utilities now provide value-added energy services to customers in all classes from residential to industrial.



As competition has grown, so has the trend to larger, North American energy companies to serve the marketplace. This is a logical response that helps keep prices low through economies of scale and scope. Some industry experts predict that within the next decade we will have five or six energy companies serving all of North America.

#### Macdonald Committee on Ontario Hydro

Ontario recognized the significant changes that are unfolding in the energy industry and appointed Donald Macdonald to lead a committee in examining competition in Ontario's electricity system. The committee has issued its report, "A Framework for Competition" with recommendations for restructuring Ontario Hydro.

Macdonald's vision of the future is one we share. To ensure Ontario residents and businesses have affordable, competitive electricity rates, separation of the transmission and generation systems is necessary and competition between generators and other electricity



suppliers is a must. Private energy companies like ours are proof that electricity customers can be served well with reliable, affordable energy in a restructured system.

We also agree that regulating the Ontario Hydro transmission system is long overdue and that an incentive or performance-based model of regulation is appropriate for both electricity and natural gas.

### Redefining our Business

With all of these changes, we are redefining our business. The key elements in the framework for the future will be:

- lower cost
- customer choice
- flexibility
- Safe and reliable service
- new products and services

### *Energy Delivery Business*

We believe there is a need to reconsider which elements of our current business activities fall naturally within the definition of a monopoly and which activities could legitimately be moved outside regulation into the competitive marketplace. The regulated Energy Delivery Business will include our distribution system - literally the pipes in the ground.

### *Retail Solutions Business*

Retail Solutions Business refers to all those activities which are not part of the natural monopoly of transporting and distributing natural gas (the Energy Delivery Business). These include the merchant function, equipment sales, rentals, financing and servicing, billing, energy management services, meter reading and so on.

If Ontario Hydro is restructured we believe the Retail Solutions business will broaden to include electricity-related retail activities as well.

### Diversification

Another key factor in the redefining of our business is the growing need in Ontario for private sector involvement in expanding and maintaining energy and particularly water and sewer infrastructure.

Municipalities, in their determination to avoid raising taxes and in the face of shrinking transfer payments are turning to community-based, private sector utilities like us to play a role. We have related experience and competencies to enter into cost-saving alliances or partnerships or even large capital investments. Areas for working together with municipalities range from joint meter reading or billing to capital infrastructure projects.

## UNION GAS AND CENTRA GAS ONTARIO

### Part of the Westcoast Group of Companies

Union Gas Limited and Centra Gas Ontario Inc. are wholly-owned subsidiaries of Vancouver-based Westcoast Energy Inc. Westcoast Energy is now one of the largest corporations in the North America natural gas industry. Westcoast's interests include natural gas gathering and processing, pipelines, storage, distribution, energy services, power generation and international energy ventures.

### Shared Services

Since 1994, Union and Centra have been operating under a "shared services" arrangement with a common executive and shared administrative functions. Significant savings have been realized through sharing services between the two companies and these savings - totaling over \$13 million annually - are benefiting our customers.

Now that shared services is fully implemented, we believe it makes sense to legally merge Union Gas and Centra Gas Ontario.

## PLANNED MERGER OF UNION GAS AND CENTRA GAS ONTARIO

Here's why Union and Centra have decided to proceed with a legal merger:

### *1. Efficiency*

Practically speaking, shared services has brought together 85 per cent of our company operations already. Now that we have completed implementing the shared services arrangement, our attention is focused on the remaining duplicate functions so we can capture all the efficiencies of an integrated company. We look forward to the day when we do not have to keep two sets of books, prepare two annual reports and remember which letterhead to use!

### *2. More Savings for Customers*

Completing the merger of the two companies will deliver some additional savings, over and above the costs of the merger itself. Although the lion's share of savings was achieved through shared services, there are more savings in what remains. When our costs are reduced, our customers benefit.

### *3. Customer and Community Guarantee*

The safe, reliable, high quality service of Union Gas and Centra Gas will not be affected by the merger in any way. The same courteous staff will service your community needs.

Once the merger is complete, the company's name might change but that's all our customers will see.

Rates should not be affected except to reflect the remaining benefits brought about by the merger. Ultimately the Ontario Energy Board will assess the appropriate rates for the new company.

### **TIMING AND PROCESS**

Our hope is to have the merger complete by the end of 1997. Before that can happen we must receive a recommendation from the Ontario Energy Board and approval from the Province of Ontario.

### **The Process - Opportunity for Public Input**

This fall we plan to file our application with the Ontario Energy Board (OEB) to merge the two companies. The Board will have a hearing which is open to public participation. Once the application has been made, notices will be published in community papers across the Province that explain how interested parties can participate.

Should the OEB recommend a merger, it is up to the Provincial Cabinet to issue the final order.

Once that order is granted, Union and Centra will file an application with the OEB in early 1997 to propose rates for the "new" company to be effective January 1, 1998. Again, the process would include a public hearing. The companies will legally merge at the end of 1997.

### **Keeping you informed**

As the merger process proceeds, we will keep you up to date. If you have any questions, please call our Manager of Government and Public Affairs, Anne Creighton at (416) 496-5256.

Summer 1996





The Corporation of the City of Hamilton

By-law No. 96-

To Consent to:

**THE AMALGAMATION OF UNION GAS LIMITED  
AND CENTRA GAS ONTARIO INC.**

**WHEREAS** by By-law No. 400, passed on the 26th day of September A.D. 1904, Ontario Pipe Line Company Limited, its successors and assigns were granted the right to lay down, maintain and use pipes and other necessary works in the streets, alleys and public grounds, for the transportation and supply of gas to the inhabitants thereof for fuel, heating and lighting purposes;

**AND WHEREAS** By-law No. 400 aforesaid was amended by By-law No. 443, passed on the 13th day of March, 1905 and further amended by By-law No. 2590 passed on the 29th day of November, 1921, and further amended by By-law No. 4168, passed on the 26th day of March, 1931 and further amended by By-law No. 4936, passed on the 4th day of August, 1938 and further amended by By-law No. 8028, passed on the 30th day of April, 1957;

**AND WHEREAS** the name of Ontario Pipe Line Company Limited was changed to United Gas and Fuel Company of Hamilton Limited in 1913;

**AND WHEREAS** the name of United Gas and Fuel Company of Hamilton Limited was changed to United Gas Limited in 1958;

**AND WHEREAS** United Gas Limited merged with Union Gas Limited in 1973;

**AND WHEREAS** Section 24 of By-law No. 400 provides (inter alia) that the Company shall not amalgamate or combine with any other company or person or sell out or transfer to any other company or person its rights or property or its gas supply in the City of Hamilton without the consent by by-law of the City Corporation;

**AND WHEREAS** Union Gas Limited has applied to The Corporation of the City of Hamilton for consent to amalgamate or combine with Centra Gas Ontario Inc.

**NOW THEREFORE** the Council of the Corporation of the City of Hamilton enacts as follows:

1. The consent of The Corporation of the City of Hamilton is hereby given to Union Gas Limited to amalgamate or combine with Centra Gas Ontario Inc. within the meaning of Section 24 of By-law No. 400 of The Corporation of the City of Hamilton.
2. The amalgamated, combined or merged Company shall be bound by all the terms, conditions and obligations of By-law No. 400.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

CITY CLERK

MAYOR





**CITY OF HAMILTON**  
**- RECOMMENDATION -**

5.

**DATE:** 1996 November 11

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

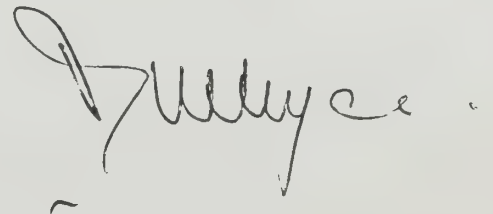
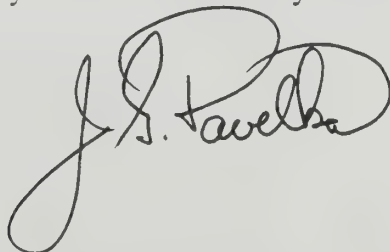
**FROM:** J. G. Pavelka, P. Eng.  
Chief Administrative Officer

D. W. Vyce  
Director of Property

**SUBJECT:** Realty Sales Procedural By-law 95-049  
Declaration of Surplus Property

**RECOMMENDATION:**

- a) That the following property be declared surplus to the requirements of the City of Hamilton in accordance with the Realty Sales Procedural By-law 95-049:
  - i) 1504 Upper Gage (Part 5 on Plan 62R-9436)
- b) That the Property Department be authorized to proceed to sell this property in accordance with the Realty Sales Procedural By-law.



**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

By-law 95-049 requires all City owned lands not exempted by Ontario Regulation 815/94 to be declared surplus prior to sale.

## **BACKGROUND:**

Effective 1995 January 1 the Municipal Act was amended by the Planning and Municipal Statute Law Amendment Act requiring municipalities to enact a By-law to establish procedures for the sale of real property owned by a municipality.

On 1995 February 14 City Council adopted Item 8 of the 5th Report of the Finance and Administration Committee and enacted the Realty Sales Procedural By-law 95-049. Section 5(a) of this by-law declares that "Real property of the City shall not be sold unless it is surplus to the requirements of the City".

On 1996 September 24 City Council adopted Item 20 of the 12th Report of the Transport and Environment Committee authorizing the Property Department to dispose of 1504 Upper Gage Avenue in accordance with the City Real Property Sales Procedural By-Law 95-049.

This property being recommended as surplus has been circulated to all City and Regional Departments and there has been no declared municipal interest.

## **DISCUSSION:**

In 1975 the City of Hamilton purchased a 120' x 283' parcel of land from L. Stephan in trust, for an amount of \$60,000, in order to provide for a future mid-block collector road (Royalvista Drive). The road width requirement was 86', thus leaving a remaining 34' strip of surplus land in City ownership.

VDP/nw

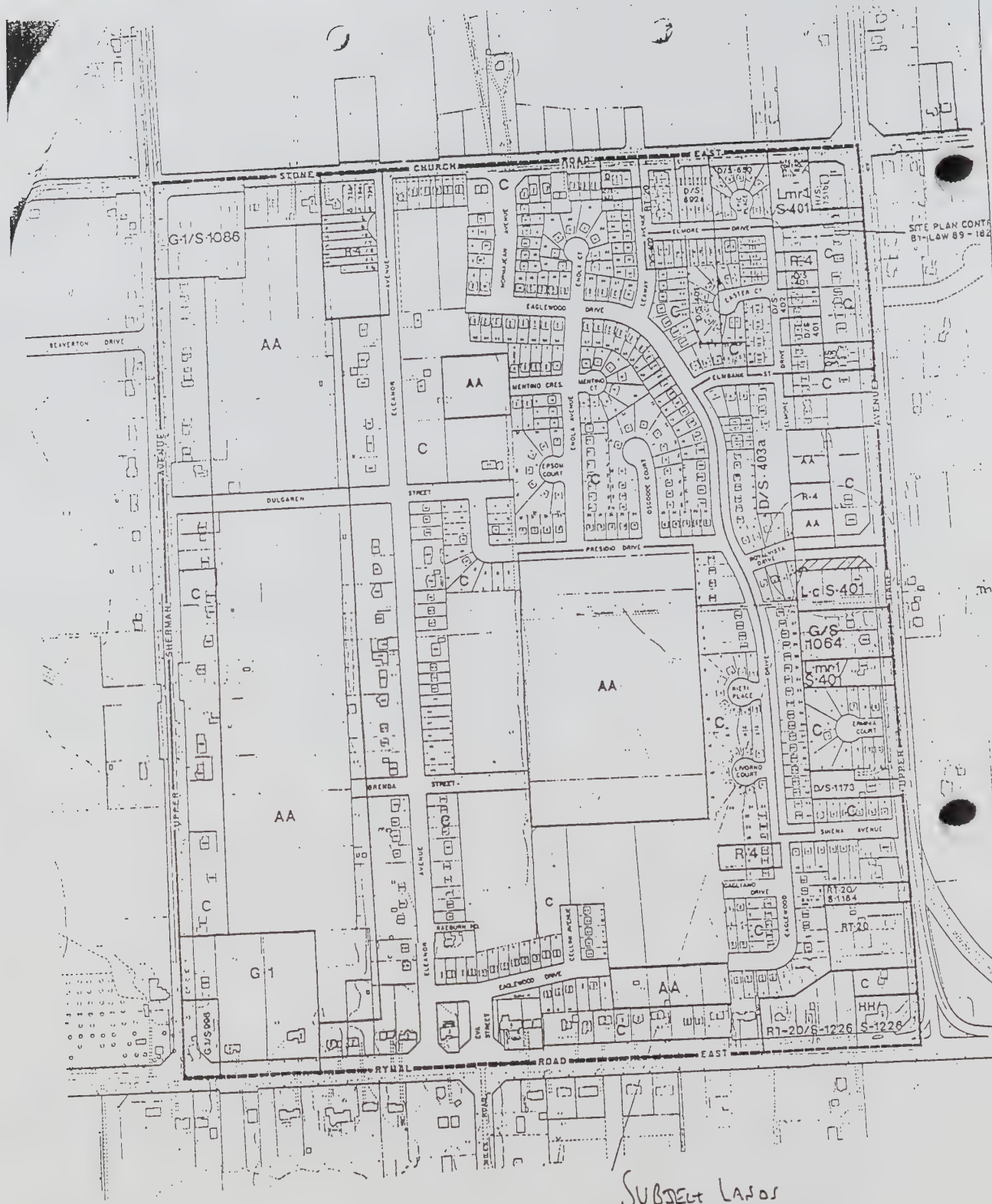
c.c. P. Noé Johnson, City Solicitor  
J. J. Schatz, City Clerk  
D. Lobo, Commissioner of Public Works and Traffic

## PROPERTY DESCRIPTION

i) 1504 Upper Gage Avenue (Part 5 of Plan 62R-9436)

A vacant parcel of land being approximately 34.5 feet by 76.5 feet, comprising an area of 8,644 square feet, located at the south-west corner of Upper Gage Avenue and Royalvista Drive. The subject is zoned L-C-S/401 an interim holding zoning indicating future commercial uses.





SUBSELT LANDS

1504 UPPER GAGE AVENUE

118	112	110
19	43	129
23	15	14

This is not a Legal Document  
For Zoning Verification Please  
Contact City Building Department.

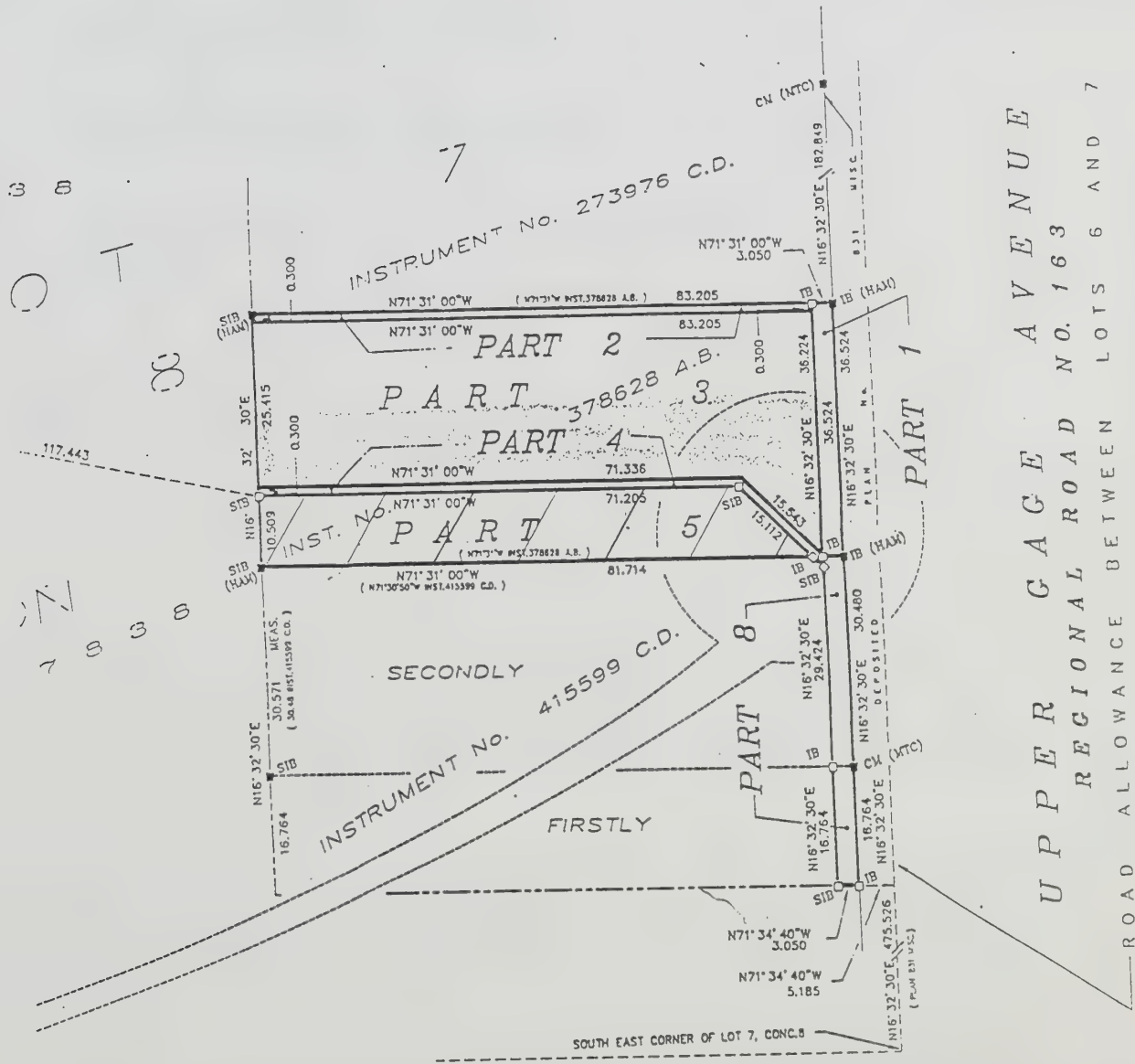
CITY OF HAM

ELEANC

ZONIN

SCHEDULE				
PART	INSTRUMENT No.	LOT	CONCESSION	AREA
1	370028 A.B.	7	8	111.3m <sup>2</sup>
2				25.0m <sup>2</sup>
3				2103.3m <sup>2</sup>
4				20.0m <sup>2</sup>
5				803.1m <sup>2</sup>
6	415599 C.D.			0.6m <sup>2</sup>
7				0.8m <sup>2</sup>
8				144.0m <sup>2</sup>
9	189542 A.B.	7 & 8		1985.2m <sup>2</sup>
10				3.0m <sup>2</sup>

PLAN 62R-9436  
 RECEIVED AND DEPOSITED  
 DATE 1988 03 21  
*M. A. Chidley*  
 LAND REGISTRAR FOR THE REGISTRY  
 DIVISION OF WENTWORTH ( 82 )  
 I REQUIRE THIS PLAN TO BE DEPOSITED  
 UNDER THE REGISTRY ACT  
 DATE 11/11/88  
*M. A. Chidley*  
 M. A. CHIDLEY  
 REGIONAL SURVEYOR



PARTS 113 - INCORPORATED INTO ROYALVISTA DRIVE - BY LAW N° 88-153 - REGD. SEPT. 9/88 - INST. N° 974524  
 PART 9 - INCORPORATED INTO PRESIDIO DRIVE - BY LAW N° 88-151 - REGD. SEPT. 2/88 - INST. N° 474325 C.

CERTIFICATE

RECT AND IN ACCORDANCE  
 REGISTRY ACT AND THE

THIS 23 RD DAY OF

*M. A. Chidley*  
 M. A. CHIDLEY  
 O.L.S.

REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH DEPARTMENT OF ENGINEERING			
SURVEY BY <i>D. Z.</i>	FIELD BOOK BLK 22	FILE No. 9600-01	DATE 88-03-09
DRAWN BY <i>ALTOCAD</i>	REF. DMS 020-7038	CREATED BY <i>K. LAM</i>	
APPROVED <i>[Signature]</i> COMMISSIONER OF ENGINEERING		REGIONAL SURVEYOR <i>M. A. Chidley</i>	
PLAN No. RC-H-262 SURVEY			





6.

**CITY OF HAMILTON**  
**- INFORMATION -**

**DATE:** 1996 November 15

**REPORT TO:** Chairman and Members  
Finance & Administration Committee

**FROM:** James P. Bruzzese  
Acting Treasurer & Commissioner of Finance

**SUBJECT:** Regional Funding Allocation - Chedoke-McMaster  
Hospitals

  
\_\_\_\_\_  
J.P. Bruzzese

**BACKGROUND**

City Council at its meeting held Tuesday, October 29, 1996 approved the following:

That the following motion be referred to the Finance and Administration Committee "That Regional Council be requested to not forward the remaining allocated funds budgeted for in 1985 for the Chedoke-McMaster Hospitals". Following discussion, the Committee agreed to request the Regional Acting Treasurer of Finance to provide a complete and detailed information report on the issue.

This information report is in response to this request from City Council. We have provided background information the hospital grants approved by Council in 1995, hospital grants, grant payments made to date, grant payments remaining to Chedoke-McMaster and St. Peter's, the financial impacts of not forwarding any additional funds, and the legal considerations.

In 1985, the Region of Hamilton-Wentworth approved \$20 million dollars in capital grants to be paid to five area hospitals for major construction projects. The grant was to be used for various reconstruction and improvement projects, expansion of existing facilities to house additional beds, and construction of a new facility in the east end (St. Joseph's Ambulatory Centre). At the time the grant was approved, the District Health Council indicated that the proposed capital improvements would satisfy health care needs until the year 2000 and that

no further redevelopments would be required until that time. The following recommendation was approved by Council:

" That Grants of up to the amounts listed in the following table for the hospital capital proposal be approved subject to Provincial approval, and appropriate other funding;

Chedoke-McMaster	\$6.0 million
Hamilton-Civic General	4.8 million
St. Joseph's Redevelopment	3.3 million
St. Joseph's Ambulatory Centre	3.0 million
St. Peter's Centre	2.9 million
	-----
	\$20.0 million
	-----

In March of 1990, an additional amount of \$ 1 million in capital funding was approved for St. Joseph's Ambulatory Centre making the total of hospital grants to be paid \$ 21 million. The grant was financed partially through debentures, a special levy, and development charge contributions. Grants are cash flowed on a % of completion basis and on the Region's proportionate share of the total project funding.

#### *Grant Payments Made to the Hospitals*

By the year 1991, total grant funding in the amount of \$12.1 million had been advanced to Hamilton-Civic General, St. Joseph's Redevelopment and St. Joseph's Ambulatory Centre. The remaining grant amount of \$8.9 million pertains to Chedoke-McMaster (\$6 million) and St. Peter's (\$2.9 million). The hospital grants have been approved as part of the Region's Capital Budget on an annual basis. There were no hospital grants paid out by the Region between the years 1991 - 1995 to the remaining hospitals.

#### Chedoke-McMaster Hospital

In July of 1996, the Region received notification from Chedoke-McMaster that the redevelopment project for the hospital commenced in 1994/1995 and would continue until 1999. Construction for the project is now underway. Total gross project costs are now estimated at approximately \$40 million (they were estimated at \$55 million in the original proposal). The redevelopment plan includes restoration of the existing buildings at Chedoke-McMaster and the construction of a new facility which would consolidate diverse programs in one facility. There is no expansion related capital works (the original proposal included a facility for additional chronic care beds). Due to the freeze in funding capital projects by the Ministry of Health, the Chedoke-McMaster's Hospital Board approved to fund the project costs using their own sources of funds and the Region's capital grant.

In October 1996, a progress payment was made to Chedoke-McMaster in the amount of \$453,302 that represented 15% of gross project costs incurred to date. An additional \$107,000 is projected to be paid in 1996, \$1.9 million in 1997 and \$3.5 million in 1998.

### St. Peter's Hospital

The Region has received communication from St. Peter's that they have commenced the South Wing Development project. The new building construction is scheduled to be completed in late 1998. To date no progress payments have been made to St. Peter's, however approximately \$120,000 is being projected to be paid in 1996. Total gross project costs are now estimated at \$22.9 million. The Ministry has approved a Capital loan in the amount of \$11.9 million. The Region's grant for this project is \$2.9 million.

The attached schedule 1 details the payments made to date and the projected payments to 1998 for each of the five area hospitals.

### **FINANCIAL/LEGAL IMPLICATIONS**

Approximately \$5.5 million remains to be paid out to Chedoke-McMaster and \$2.9 million to St. Peter's Hospital over the next two years.

The remaining grants to be paid have already been financed through the 1985 debenture proceeds, development charges and contributions from the levy. Therefore, there is no 1997 levy impact for these capital grants.

*If all future payments were to cease to Chedoke-McMaster and St. Peter's Hospitals there would be approximately \$7.0 million dollars in 1997 which could be made available for other capital purposes.*

Since construction has begun for the Hospitals, we assume that they have entered into contractual commitments, therefore the legal implications of withdrawing funding should also be reviewed.

c.c     Rand Roszell, Commissioner and Corporate Counsel  
         David Beck, Assistant Corporate Counsel





# SCHEDULE OF HOSPITAL GRANT PAYMENTS (000's)

REGIONAL GRANT	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	TOTAL
Chedoke—McMaster Hospitals	0	0	0	0	0	0	0	0	0	561	1,901	3,538	6,000
Hamilton Civic Hospitals	1,920	960	960	960	0	0	0	0	0	0	0	0	4,800
St. Joseph's Hospital	600	700	2,000	0	0	0	0	0	0	0	0	0	3,300
East Region Ambulatory Centre	0	0	1,650	2,350	0	0	0	0	0	0	0	0	4,000
St. Peter's Centre	0	0	0	0	0	0	0	0	0	126	1,387	1,387	2,900
<b>TOTAL REGIONAL GRANT</b>	<b>2,520</b>	<b>1,660</b>	<b>4,610</b>	<b>3,310</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>687</b>	<b>3,288</b>	<b>4,925</b>	<b>21,000</b>

<sup>1</sup> Of this amount, a \$453,302 progress payment was made in October 1996.





2.

CONSENT AGENDA

FINANCE AND ADMINISTRATION COMMITTEE

Tuesday, 1996 November 19  
1:30 o'clock p.m.  
Room 233, City Hall

A. MINUTES OF THE FINANCE AND ADMINISTRATION COMMITTEE

Minutes of the regular meeting held on Tuesday, 1996 November 5th

B. CITY SOLICITOR

A By-law to transfer debenture proceeds

C. COMMISSIONER OF HUMAN RESOURCES

Appointments To Permanent Positions

D. GRANTS CO-ORDINATOR

1997 - 2006 Capital Grant Submission

E. SECRETARY, FINANCE AND ADMINISTRATION COMMITTEE

Information Items



Tuesday, 1996 November 5  
1:30 o'clock p.m.  
Room 233, City Hall

A.

**The Finance and Administration Committee met.**

**Present:** Alderman B. Charters, Chairman  
Alderman D. Ross, Vice-Chairman  
Mayor R. M. Morrow  
Alderman M. Kiss  
Alderman V. J. Agro  
Alderman D. Wilson  
Alderman C. Collins  
Alderman T. Anderson

**Absent:** Alderman D. Drury, Bereavement

**Also present:** Alderman M. Caplan  
Alderman H. Merling  
J. Pavelka, Chief Administrative Officer  
A. Ross, Treasurer  
K. Beattie, Treasury  
P. Noé Johnson, City Solicitor  
D. Lobo, Commissioner of Public Works and Traffic  
R. Fair, Director of Culture and Recreation  
J. Hindson, Director of Information Systems  
J. Johnston, Commissioner of Human Resources  
S. Hollowell, Acting City Clerk  
L. King, Building Commissioner  
Fire Chief Smith  
Deputy Fire Chief Desjarlais  
M. Watson, Property Department  
M. Eng, Hamilton Art Gallery  
Kevin C. Christenson, Acting Secretary

**A G E N D A**

**PRESENTATION**

**A. STEERING COMMITTEE FOR THE OPERATIONAL REVIEW OF THE INFORMATION SYSTEMS DEPARTMENT - Operational Review of the Information Systems Department - Recommendations arising from the Reports of LGS Group Inc. and Compass Analysis Ltd.**

The Committee was in receipt of a report from the Steering Committee for the Operational Review of the Information Systems Department dated 1996 October 18, respecting the above noted matter.

Mr. Pavelka reviewed the report and suggested that any reference to the Director of Information Services within the body of the recommendation be amended to read "Corporate Steering Committee".

Following brief discussion, the Committee approved the following amended recommendation:

- (a) That the LGS Report recommendation #1 concerning the formation of Information Technology (IT) Steering Committees made up of senior managers of each respective Corporation be forwarded to the respective CAOs for implementation.



Note: The formation of IT Senior Management Steering Committees has been previously discussed with the CAOs and both Management Teams and they support this recommendation.

- (i) That the LGS Report recommendation #2 concerning the establishment of a Consulting Group within Information Systems be forwarded to the respective IT Steering Committees for consideration; and,
- (ii) That the LGS Report recommendation #3 concerning the development of a Corporate IS Strategic plan be forwarded to the IT Steering Committees for consideration; and,
- (iii) That the Corporate Steering Committee forward a plan to improve the quality and quantity of PC support services to the IT Steering Committees (LGS Report recommendation #7); and,
- (b) That the Corporate Steering Committee report back to the Administration Services and the Finance & Administration Committees concerning the feasibility of implementing "Lights Out Operation" of the data centre including the impacts on individual user departments (LGS Report recommendation #4); and,
- (c) That the LGS Report recommendation #5 concerning the potential of reducing Payroll costs be referred to the Finance, Treasury and Human Resources departments for review and a report back on the feasibility of outsourcing payroll processing; and,
- (d) That the Corporate Steering Committee implement an action plan that will improve customer service, match the detailed findings in the LGS Report and include quarterly progress reports to the CAOs (LGS Report recommendation #6); and,
- (e) That any recommendations arising from the LGS report that include additional expenditures and/or staffing be referred to the budget approval processes for consideration; and,
- (f) That the recommendations of the Steering Committee be forwarded to the respective Region Administration Services Committee and City Finance and Administration Committee.

1. IN CAMERA AGENDA

The Committee moved to an In-Camera Session to discuss matters of a Private and Confidential nature.

The Committee then moved back into Regular Session, and approved the following:

REFERRAL FROM CITY COUNCIL - Report - Chief Administrative Officer - Corporate Restructuring

That the issue of Corporate Restructuring be tabled to the next meeting of the Finance and Administration Committee.

2. CONSENT AGENDA

The Committee was in receipt of its Consent Agenda, and approved the following:

A. MINUTES OF THE FINANCE AND ADMINISTRATION COMMITTEE

The Committee was in receipt of the minutes of its regular meeting held on Tuesday, 1996 October 22nd, and approved these minutes as circulated.

B. CITY CLERK - Temporary Extension of Liquor Licence - The Prince Edward Tavern, 737 Barton Street East -1996 November 22 - 24 - Grey Cup Week-end

The Committee was in receipt of a report from the City Clerk dated 1996 October 31, respecting the above noted matter.

The Committee approved the following recommendation:

- (a) That the Liquor Licence Board of Ontario be advised that the City of Hamilton is aware of the application of The Prince Edward Tavern, 737 Barton Street East for a temporary extension of their liquor licence to operate a beer tent on their parking lot from Friday, 1996 November 22nd until Sunday, 1996 November 24th; and,
- (b) That the Liquor Licence Board of Ontario be advised that conditional upon the requirements of the Hamilton-Wentworth Regional Police being satisfied, that the City has no objection to the issuance of a Temporary Extension of Liquor Licence.

C. TREASURER - Authorization to enter into Extension Agreements on specific properties for the payment of Realty Tax Arrears

The Committee was in receipt of a report from the Treasurer dated 1996 October 23, respecting the above noted matter, and approved the following recommendation:

- (a) That the City be authorized to enter into an Extension Agreement, if required, in a form satisfactory to the City Solicitor and the City Treasurer pursuant to Section 8 of the Municipal Tax Sales Act, with the owner of the following property to extend the time open for payment of realty tax arrears in accordance with the policy for extension agreements approved by City Council on 1994 June 28:

234 Graham Ave S.

- (b) That the by-law to authorize the said Extension Agreement be enacted by Council; and,
- (c) That the Mayor and City Clerk be authorized to execute the aforesaid by-law and extension agreement.

D. COMMISSIONER OF PUBLIC WORKS AND TRAFFIC(i) Replacement of One (1) Four Wheel Drive Tractor/Loader and One (1) Hydraulic Hammer Units 9504 and 9505, Fleet Services

The Committee was in receipt of a report from the Commissioner of Public Works and Traffic dated 1996 October 25, respecting the above noted matter.

The Committee approved the following recommendation:

That a purchase order be issued to Regional Ford New Holland Ltd., Freeleton in the amount of \$75,210, including all applicable taxes, for the replacement of Units 9504 and 9050 for Fleet Services, being the lowest total acquisition cost of three tenders received in accordance with specifications issued by Purchasing and Vendor's tender, and be financed through the Reserve for Mobile Equipment Account No's. CH5X503 00101 and CH5X505 00101.

(ii) **Replacement of One (1) Hydrostatic Compact Tractor Unit 9410, Fleet Services**

The Committee was in receipt of a report from the Commissioner of Public Works and Traffic dated 1996 October 25, respecting the above noted matter.

The Committee approved the following recommendation:

That a purchase order be issued to Regional Ford New Holland Ltd., Freeleton in the amount of \$22,425, including all applicable taxes and trade-in, for the replacement of Unit 9410 for Fleet Services, being the lowest total acquisition cost of two tenders received in accordance with specifications issued by Purchasing and Vendor's tender, and be financed through the Reserve for Mobile Equipment Account No. CH5X503 00101.

**E. H.E.C.F.I. - Closing of Capital Accounts**

The Committee was in receipt of a report from the Secretary, H.E.C.F.I. Board of Directors dated 1996 October 25, respecting the above noted matter.

The Committee approved the following recommendation:

That the following H.E.C.F.I. Capital Accounts with \$39,710.46 of excess financing be returned to the H.E.C.F.I. Reserve Account for Capital Projects:

Capital Centre Number	Project Description	Authorized Gross Cost	Expended-Committed to Date	Balance Available
CF 929151021	Studio Theatre Equipment and Chairs	\$ 80,000.00	\$ 79,340.65	\$ 659.35
CF 929241004	Hamilton Place - Barrier Free Accessibility	\$ 75,000.00	\$ 68,678.23	\$ 6,321.77
CF 929251006	Replace/Renovate Facilities and Equipment	\$175,000.00	\$172,551.02	\$ 2,448.98
CF 929441029	Hamilton Place Sound Reinforcement System	\$240,000.00	\$236,934.64	\$ 3,065.36
CF 929541017	Convention Centre Repair Exterior Walkway	\$ 70,000.00	\$ 70,000.00	0
CF 929541019	Hamilton Place Modify Entrance Doors	\$ 60,000.00	\$32,785.00	\$27,215.00
<b>TOTAL:</b>				<b>\$39,710.46</b>



F. COMMISSIONER OF HUMAN RESOURCES - Appointments to and Terminations from Permanent Positions with the Corporation of the City of Hamilton to 1996 October 24th

The Committee was in receipt of a report from the Commissioner of Human Resources dated 1996 October 24, respecting the above noted matter and approved the following recommendation:

That the listing of Appointments to and Terminations from Permanent positions with the Corporation of the City of Hamilton to 1996 October 24, attached herewith and marked Appendix "A", be approved.

G. SECRETARY, FINANCE AND ADMINISTRATION COMMITTEE - Information Items

The Committee was in receipt of a report from the Secretary of the Finance and Administration Committee dated 1996 October 30, respecting Information Items.

The Committee approved the following recommendation:

That the following Information Items, which have been previously forwarded to members of the Committee under separate cover, be received for information purposes:

- (a) Correspondence - Director of Property - Real Estate Division of the Property Department - Services to the Region for the Third Quarter of 1996 - letter dated 1996 October 18th
- (b) Information Report - City Clerk - City Clerk's Department Quarterly Report as at 1996 September 30th - report dated 1996 October 25th
- (c) Information Report - Chief Administrative Officer and Commissioner of Human Resources - Human Resources Centre Quarterly Report as at 1996 September 30th - report dated 1996 October 23rd
- (d) Information Report - City Clerk - Legislative Quarterly Report as at 1996 September 30th - report dated 1996 October 25th
- (e) Information Report - Chief Administrative Officer and Director of Property - Property Department Quarterly Report as at 1996 September 30th - report dated 1996 October 22nd
- (f) Information Report - Chief Administrative Officer and Director of Property - Direct Purchase of Natural Gas - report dated 1996 October 23rd
- (g) Information Report - Chief Administrative Officer - The Learning Partnership - report dated 1996 October 30th

3. TREASURER AND CITY SOLICITOR - Requested report back - Art Gallery of Hamilton - Property Tax Exemption - Section 210, the Municipal Act.

The Committee was in receipt of a joint report from the Treasurer and City Solicitor distributed at the meeting dated 1996 November 4, respecting the above noted matter.

Mr. Eng appeared before the Committee expressing support for the recommendation and following brief discussion the Committee approved the following recommendation:

- (a) That staff, including representatives from the Culture and Recreation Department, negotiate with the Art Gallery of Hamilton to develop an agreement for the provision of a municipal art gallery; and,
- (b) That the Art Gallery of Hamilton be requested to advise the City of its review of the Assessment Act and the exemption for a "public commission".

4. **FIRE CHIEF - Update - New Fire Legislation Act**

The Committee was in receipt of correspondence from the Fire Marshal of Ontario dated 1996 October 17, respecting the above noted matter.

Fire Chief Smith updated the Committee on the new Fire Legislation Act.

Following discussion, the Committee approved that the item be received. In response to the request of the Hamilton Fire Fighters Association to attend the next meeting of the Finance and Administration Committee to present their comments on the Fire Master Plan, the Committee agreed that they should be invited to attend.

5. **CITY CLERK**

(a) **Hamilton Chamber of Commerce - Request to use the City Coat of Arms for Saleable Merchandise**

The Committee was in receipt of a report from the City Clerk dated 1996 October 31, respecting the above noted matter, and approved the following:

Discussion ensued on the matter of restrictions being imposed on the type of merchandise which would carry the City Coat of Arms as well as the precedent that this approval may set.

The Committee agreed to amend the recommendation by adding Committee approval of the specific items which would bear the City Coat of Arms and subsequently approved the following recommendation:

That approval be given to The Hamilton and District Chamber of Commerce to use the City of Hamilton Coat of Arms on saleable merchandise for the purpose of promoting the City, subject to the specific list of items to be sold receiving the approval of the Finance and Administration Committee.

(b) **Use of the name "Hamilton" - "Research St. Joseph's - Hamilton"**

The Committee was in receipt of a report from the City Clerk dated 1996 October 31, respecting the above noted matter, and approved the following recommendation:

That City Council consent to the use of the name "Hamilton" in the proposed incorporation of "Research St. Joseph's - Hamilton".

(c) **Hamilton Gallery of Distinction - Purchase by the City of a table of 10 for the 1996 Awards Dinner - 1996 November 13th**

The Committee was in receipt of a report from the City Clerk dated 1996 October 31, respecting the above noted matter, and approved the following recommendation:

- (a) That the City of Hamilton purchase a table of 10 at a cost of \$600 for the 1996 Awards Dinner for the Hamilton Gallery of Distinction to be held on Wednesday, 1996 November 13th at the Hamilton Convention Centre; and,
- (b) That funding for this expenditure be charged to the Unclassified Account No. CH 55113 24201.

(d) **Advertisement - Grey Cup Souvenir Magazine**

The Committee was in receipt of an added report from the Acting City Clerk dated 1996 November 4, distributed at the meeting respecting the above noted matter.

Following discussion, the Committee approved the following recommendation:

- (a) That the City Clerk be authorized to place an advertisement in the 1996 Grey Cup Souvenir Magazine promoting the City of Hamilton at an estimated cost of \$1,850; and,
- (b) That funding for this expenditure be charged to Account No. CH56302-12001 (Advertising and Promotion).

6. **TREASURER - Property Tax Project**

The Committee was in receipt of a report from the Property/Taxation Project Steering Sub-Committee dated 1996 October 18, respecting the above noted matter.

Following discussion, the Committee approved the following recommendation:

- (a) That the City Treasurer cease participation with Mississauga and Scarborough in the joint development and implementation of a new computerized taxation system; and,
- (b) That the City Treasurer undertake changes to the existing tax system in order to accommodate the millennium; to develop software to manage and implement the Actual Value Assessment being proposed by the Provincial Government, and modify the current system in order to automate a number of the tax processes; and,
- (c) That the City Treasurer take the appropriate steps to acquire a point of sale system for the implementation of customer service improvements within the taxation area.

7. **CITY SOLICITOR - Extension of Appointment of Insurance Brokers of Record**

The Committee was in receipt of a report from the City Solicitor dated 1996 October 25, respecting the above noted matter.

Following brief discussion, the Committee approved the following recommendation:

- (a) That the appointments for the City's Insurance Brokers of Records, Johnson & Higgins Ltd. (liability insurance) and Alexander & Alexander Reed Stenhouse (property insurance) be extended from 1996 December 1 to 1997 September 1; and,
- (b) That the City Solicitor be authorized to initiate a Request for Proposal in respect of the appointment of Insurance Broker(s) of Record responsible for the City's insurance portfolio and related risk management services.



8. CHIEF ADMINISTRATIVE OFFICER AND DIRECTOR OF PROPERTY - Realty Sales Procedural By-law 95-049 - Declaration of Surplus Property

The Committee was in receipt of a joint report from the Chief Administrative Officer and the Director of Property dated 1996 October 25, respecting the above noted matter, and approved the following recommendation:

That the following properties be declared surplus to the requirements of the City in accordance with the Realty Sales Procedural By-law 95-049, in order that action may be taken to dispose of same:

- (a) 280 Cumberland Avenue
- (b) 84 Poulette Street
- (c) 1 Spruceside Avenue
- (d) 70 Lake Avenue North
- (e) 203 Paradise Road North

9. (a) MAYOR ROBERT M. MORROW - Funding request - Big City Mayors' Conference - 1996 November 22 - 23

The Committee was in receipt of a report from the Mayor dated 1996 October 29, respecting the above noted matter.

Mayor Morrow spoke to the issue and indicated that financial alternatives had been found to offset the amount required in the amount of \$4,500. and therefore the recommended amount could be reduced to \$7,500. He added that he would endeavour to reduce the financial contribution of the City further through private sector contributions to the event.

Subsequently the Committee approved the following amended recommendation:

- (a) That the City of Hamilton provide funding in the amount of \$7,500 for the City's hosting of the 1996 Federation of Canadian Municipalities Big City Mayors Caucus Meeting being held in Hamilton on 1996 November 21st to 24th; and,
- (b) That funding for this hosting be charged to Account CH 54307 80040 (Hosting of Conference with Municipal Subject Content).

(b) ADDED - CORRESPONDENCE - Regional Assessment Commissioner - Tax Status of Non-Profit Organizations located in Jackson Square.

The Committee was in receipt of correspondence distributed at the meeting from the Regional Assessment Commissioner dated 1996 October 30 respecting the subject matter.

Mayor Morrow spoke to the issue and the need to address this matter

Subsequently, the Committee approved the following recommendation:

- (a) That a letter be sent to the Assessment Division of the Ministry of Finance requesting that they assess that portion of the retail floor space in Phase IV of Jackson Square occupied by non profit organizations, the same as the third floor of the Hamilton Eaton Centre; and,

- (b) That a letter be sent to the Management of Lloyd D. Jackson Square requesting that they not proceed with the eviction of all non profit organizations from the retail floor space in Phase IV.

10. REFERRAL FROM CITY COUNCIL - Regional funding allocation - Chedoke-McMaster Hospitals

The Committee was in receipt of a memorandum from the City Clerk dated 1996 October 30, respecting the above noted matter.

Alderman Merling detailed the background of the issue and discussion ensued on the appropriateness of the issue being discussed at the municipal level as opposed to the region.

Following discussion, the Committee agreed to request that the Regional Acting Director of Finance provide a complete and detailed information report of the issue of "Regional Funding - Chedoke/McMaster Hospitals for the next meeting of the Finance and Administration Committee.

11. 1997 - 2006 PROVISIONAL CAPITAL BUDGETS

(a) H.E.C.F.I.

The Committee was in receipt of a report from the Secretary of H.E.C.F.I. Board of Directors, dated 1996 October 25, respecting the 1997-2006 Provisional Capital Budget: H.E.C.F.I.

The Committee approved the following recommendation:

- (a) That the Capital Projects of the Hamilton Entertainment and Convention Facilities Inc. (HECFI) be considered for inclusion in the Ten Year 1997 - 2006 Provisional Capital Budget; and,
- (b) That these Capital Projects be reviewed by the Management Team (Capital Budget Sub-Committee) for consideration of the Committee of the Whole and Council; and,
- (c) That H.E.C.F.I.'s Ten Year (1997 - 2006) Provisional Capital Budget Programme be financed from H.E.C.F.I.'s Reserve for Capital Projects, Hamilton Place Ticket Surcharge Reserve and Copps Coliseum Ticket Surcharge Reserve; and,
- (d) That the future implementation of Capital Projects be contingent on the availability of continued funding from H.E.C.F.I.'s Capital Reserves (as outlined above).

(b) City Clerk's Department

The Committee was in receipt of a report from the City Clerk dated 1996 October 17, respecting the City Clerk's Department 1997-2006 Provisional Capital Budget.

The Committee approved the following recommendation:

- (a) That the Capital Project from the City Clerk's Department be considered for inclusion in the Ten Year 1997-2006 Provisional Capital Budget; and,

- (b) That this Capital Project be reviewed by the Management Team (Capital Budget Sub-Committee) for consideration by the Committee of the Whole and City Council.

(c) **Chief Administrative Officer and Director of Property**

The Committee was in receipt of a joint report from the Chief Administrative Officer and the Director of Property dated 1996 October 28, respecting the Property Department 1997-2006 Provisional Capital Budget Program.

The Committee approved the following recommendation:

- (a) That the Capital Projects from the Property Department be considered for inclusion in the Ten Year 1997-2006 Provisional Capital Budget; and,
- (b) That these Capital Projects be reviewed by the Management Team (Capital Budget Sub-Committee) for consideration by the Committee of the Whole and City Council.

(d) **Fire Department**

The Committee was in receipt of a report from the Fire Chief dated 1996 October 29, respecting the Fire Department 1997-2006 Provisional Capital Budget.

The Committee approved the following recommendation:

- (a) That the Capital Projects from the Fire Department be considered for inclusion in the Ten Year 1997-2006 Provisional Capital Budget; and,
- (b) That these Capital Projects be reviewed by the Management Team (Capital Budget Sub-Committee) for consideration by the Committee of the Whole and City Council.

12. **OTHER BUSINESS**

(a) **CITY TREASURER**

**ADDED - Current and Capital Budget Update**

The Committee was in receipt of a report with a face page entitled "The City of Hamilton - Potential Issues Affecting the 1997 Current Budget.

Mr. Ross reviewed the following issues:

- potential issues affecting the 1997 current budget
- potential issues affecting the 1998 current budget
- 1997 & 1998 current budget approaches
- 1997 proposed current budget recommendations
- 1996 - 2005 capital budget and forecast
- 1997 - 2006 capital budget challenges
- 1997 - 2006 capital budget approaches
- 1997 budget timetable

Following discussion, the Committee approved the following recommendation:



- (a) That Management Team present to the Committee of the Whole by 1997 February 25, a report as part of the 1997 Budget deliberations, on the service level, staffing and financial impacts of a zero percent tax increase based on 1997 Maintenance Budgets; and,
- (b) That all Boards, Sub-Committees and other discretionary activities be asked to participate equally with respect to corporate reduction targets; and,
- (c) That Local Boards (H.E.C.F.I., Library and Parking Authority) be requested to make presentation to the Committee of the Whole during 1997 Budget deliberations with respect to their operating budgets and their Service/Business Plans; and,
- (d) That Expansion Packages be considered as additions to the mill (tax) rate; and,
- (e) That the timetable for considering the 1997 Current and Capital Budgets, attached hereto as Appendix "B" be approved.

(b) **Barrier Free Access - Canadian Football Hall of Fame**

Alderman Anderson raised the issue of funding for the barrier free design of the Canadian Football Hall of Fame.

Mr. Pavelka stated that he would investigate the issue and report back.

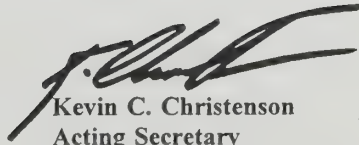
(c) **Personnel Item**

The Committee agreed to move In Camera to discuss a personnel item. Subsequently, following the In Camera session, the Committee reconvened in Regular session.

13. **ADJOURNMENT**

There being no further business, the meeting then adjourned.

**Taken as read and approved,**

  
Kevin C. Christenson  
Acting Secretary  
1996 November 5

**ALDERMAN B. CHARTERS, CHAIRMAN  
FINANCE AND ADMINISTRATION COMMITTEE**



1996 November 12

Appendix "A" referred  
to in Section 6 of the  
EIGHTEENTH Report of  
the Finance and  
Administration  
Committee for 1996.

THE CORPORATION OF THE CITY OF HAMILTON

APPOINTMENTS TO PERMANENT POSITIONS

<u>NAME</u>	<u>STATUS</u>	<u>CLASSIFICATION</u>	<u>DEPARTMENT</u>	<u>REASON HIRED</u>	<u>SALARY SCHEDULE</u>	<u>EFFECTIVE DATE</u>
Ms. Tracy Baldry	I	Sanitation Worker	Public Works	Replacing Mr. W. Morden - deceased, Feb. 14/96	\$36,670.40	Sept. 19/96
Mr. Glen Burgoin	I	Sanitation Worker	Public Works	Replacing Mr. M. Crease - effective Sept. 19/96	\$36,670.40	Sept. 19/96
Ms. Cindy Cannon	I	Parking Control Officer	Traffic	Replacing Mr. G. Dans - retired, March 29/96	\$34,061.56 to \$38,905.36	Oct. 14/96
Mr. Raymond Chabot	I	Rink Attendant I	Culture & Recreation	New Position Council Approved Aug. 27/96	\$36,780.64	Sept. 30/96
Mr. Frank Deluca	I	Rink Attendant I	Culture & Recreation	New Position Council Approved Aug. 27/96	\$36,780.64	Sept. 30/96

Prepared October 24, 1996

Status -
Internal - I
External - E



1996 November 12

THE CORPORATION OF THE CITY OF HAMILTON

APPOINTMENTS TO PERMANENT POSITIONS

NAME	STATUS	CLASSIFICATION	DEPARTMENT	REASON HIRED	SALARY SCHEDULE	EFFECTIVE DATE
Mr. Mickey Moore	I	Sanitation Worker	Public Works	Replacing Mr. M. Cawte - effective Sept. 19/96	\$36,670.40	Sept. 19/96
Mr. Edward Pavao	I	Facility Supervisor	Culture & Recreation	New Position Council Approved Aug. 27/96	\$38,074.40 to \$43,763.20	Oct. 07/96
Mr. Carmine Porco	I	Rink Attendant I	Culture & Recreation	New Position Council Approved Aug. 27/96	\$36,780.64	Sept. 30/96
Mr. John Ross	I	Rink Attendant I	Culture & Recreation	New Position Council Approved Aug. 27/96	\$36,780.64	Sept. 30/96
Mr. Nick Sarievski	I	Rink Attendant I	Culture & Recreation	New Position Council Approved Aug. 27/96	\$36,780.64	Sept. 30/96
Mr. Jamie Sherriff	I	Sanitation Worker	Public Works	Replacing Mr. G. Green - effective Sept. 19/96	\$36,760.40	Sept. 19/96

Prepared October 24, 1996

Status -
Internal - I
External - E

1996 November 12

THE CORPORATION OF THE CITY OF HAMILTON  
TERMINATIONS FROM PERMANENT POSITIONS

<u>NAME</u>	<u>CLASSIFICATION</u>	<u>DEPARTMENT</u>	<u>REASON</u>	<u>LENGTH OF SERVICE</u>	<u>EFFECTIVE DATE</u>
Ms. Sara Bradley	Customer Service Rep/ Plan Examiner	Building	Resigned	2 years, 4 months	Oct. 08/96
Mr. William Douglas	Chief Operations Engineer	Property	Deceased	16 years, 2 months	Sept. 10/96
Mr. Frank Filice	Concrete Finisher	Public Works	Terminated	9 years, 4 months	Oct. 16/96
Mr. K. Mark Jolley	Support Services Technician	Information Systems	Resigned	7 years, 6 months	Sept. 27/96
Mr. Steve LeLievre	Program Organizer	Culture & Recreation	Deceased	9 years, 7 months	Sept. 27/96
Mr. Robert Martiniuk	Manager Architectural Division	Building	Resigned	9 years, 3 months	Oct. 04/96
Mr. Frank Okos	Greenskeeper II	Culture & Recreation	Resigned	11 years, 3 months	Sept. 12/96

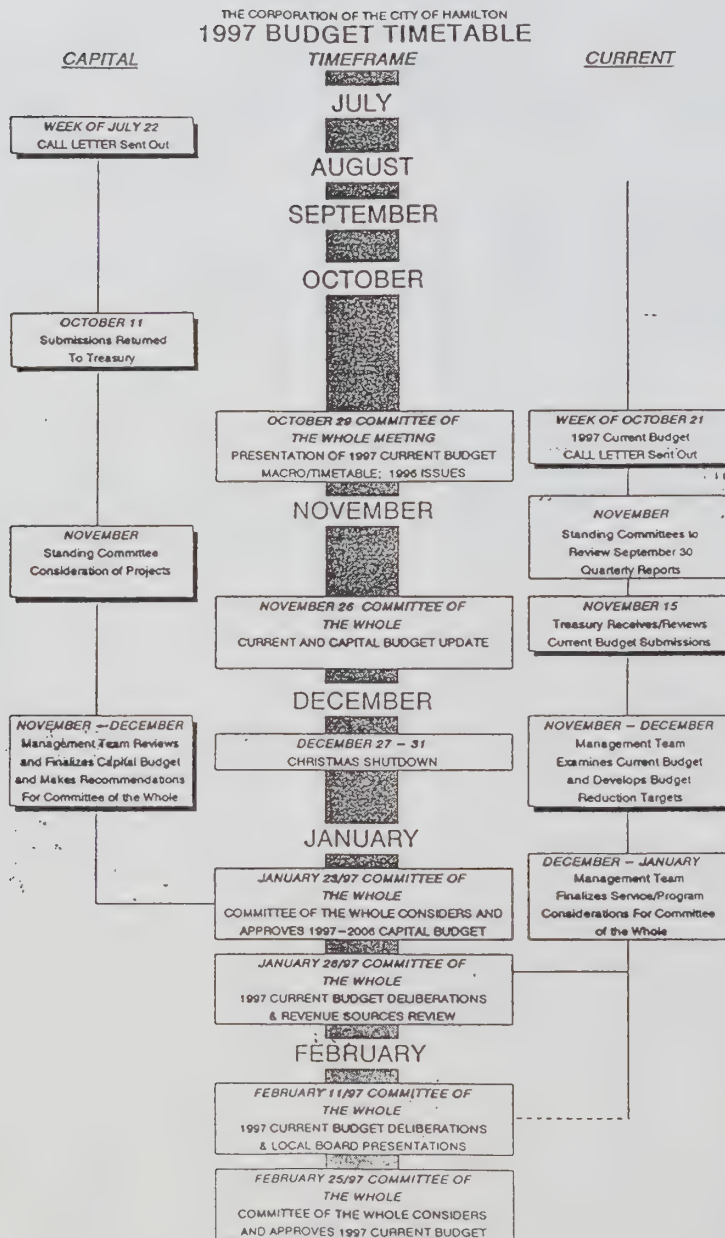
Prepared October 24, 1996

Glossary of Terms

Terminated — long term disability	Resigned — personal betterment
— discharge	— personal reasons
— downsizing	
— redundant	

1996 November 12

Appendix "B" referred to in Section 16(e) of the EIGHTEENTH Report of the Finance and Administration Committee for 1996.



**CITY OF HAMILTON**  
**- RECOMMENDATION -**

B.

NOV 6 1996

**DATE:** 1996 November 5

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** P. Noé Johnson  
City Solicitor

**SUBJECT:** A By-law to Transfer Debenture Proceeds

**RECOMMENDATION:**

That the attached By-law to amend By-law No. 92-174 be enacted by City Council.



**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

N/A

**BACKGROUND:**

Council, in adopting Section 27 of the 14th Report of the Finance and Administration Committee on August 27, 1996, authorized the City Solicitor to apply to The Ontario Municipal Board for approval to transfer the debenture proceeds from the High Pressure Sodium Lighting Conversion Project to various other projects. The Ontario Municipal Board gave its approval to the transfer on October 18, 1996. The attached By-law formalizes the transfer of the debenture proceeds.

LEF:as

c.c. Allan C. Ross, Treasurer  
Attention: Nik Adhya





The Corporation of the City of Hamilton

By-law No. 96-

To Amend By-law No. 92-174

Respecting:

**TRANSFER OF DEBENTURE PROCEEDS**

**WHEREAS** Council, on June 30, 1992, enacted By-law No. 92-174 to authorize the High Pressure Sodium Lighting Conversion Program;

**AND WHEREAS** Council, on August 27, 1996, in adopting Section 27 of the 14th Report of the Finance and Administration Committee, authorized a transfer of \$892,565.96 from the High Pressure Sodium Lighting Conversion Program to various other projects listed in Schedule "A" attached to this By-law;

**AND WHEREAS** the Ontario Municipal Board approved the transfer of the \$892,565.96 to the projects listed in Schedule "A";

**NOW THEREFORE** the Council of The Corporation of the City of Hamilton enacts as follows:

The City Treasurer is authorized to transfer the unexpended debenture proceeds of \$892,565.92 from the High Pressure Sodium Lighting Conversion Program to the Projects listed in Schedule "A" attached to this By-law.

**PASSED** this

day of

1996.

CITY CLERK

MAYOR

# SCHEDULE "A"

<u>Description</u>	<u>Account Centre Number</u>	<u>O.M.B. No. &amp; Date</u>	<u>City By-Law Number</u>	<u>Excess Debenture Proceeds</u>
Major Maintenance to Civic Buildings	CF 319441005	N/A	94-095	\$ 4,086.36
Major Maintenance to Civic Buildings	CF 319541001	N/A	95-090/95-227	9,126.00
Farmer's Market Replacement of Roof	CF 319441012	N/A	94-095	1,081.86
Scott Parka Arena - Replacement of Roof	CF 319441008	N/A	94-095	1,376.99
Westmount & Mountain Arena - Boiler Replacement	CF 319441009	N/A	94-095	1,598.00
Copps Coliseum - Steam To Hot Water Conversion	CF 319441013	N/A	94-095	2,116.64
Parkdale Arena	CF 709441023	N/A	95-228	228,805.00
Inch Park Arena	CF 709441024	N/A	95-228	228,805.00
Ivor Wynne Stadium Improvements (Infrastructure)	CF 809453007	N/A	94-135	4,785.02
1994 Roads & Sidewalks Reconstruction Program - Local Roads	CF 529442001	N/A	94-095	\$ 54,332.00
Waterfront Park Washrooms	CF 419454014	N/A	94-123	46,453.09
Enclave Clearance Program	CF 308750001	E 871041 09-Dec-87	88-32	<u>310,000.00</u>
				<u>\$892,565.96</u>

C.

**CITY OF HAMILTON**  
**- RECOMMENDATION -**

**DATE:** 1996 November 12

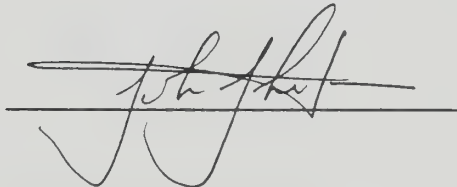
**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** John Johnston  
Commissioner of Human Resources

**SUBJECT:** Appointments to Permanent Positions with the Corporation  
of the City of Hamilton (C-027-096)

**RECOMMENDATION:**

That the attached listing of Appointments to Permanent positions with the Corporation to 1996 November 8 be approved.

A handwritten signature in dark ink, appearing to read "John Johnston", is written over a horizontal line.

JJ/mb

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

N/A

**BACKGROUND:**

Attached.



THE CORPORATION OF THE CITY OF HAMILTON

APPOINTMENTS TO PERMANENT POSITIONS

<u>NAME</u>	<u>STATUS</u>	<u>CLASSIFICATION</u>	<u>DEPARTMENT</u>	<u>REASON HIRED</u>	<u>SALARY SCHEDULE</u>	<u>EFFECTIVE DATE</u>
Mr. Bradley Carey	I	Greenskeeper II	Historical - Outdrsports	Replacing Mr. F. Okos - resigned, Sept. 12/96	\$36,686.56	Oct. 18/96
Mr. Don Dilks	I	Sports Groundskeeper I	Historical - Outdrsports	Replacing Mr. F. Rolfe - resigned, Oct. 11/95	\$36,052.64	Oct. 07/96

Prepared November 08, 1996

Status -
Internal - I
External - E

**CITY OF HAMILTON  
- RECOMMENDATION -**

D.

**DATE:** 1996 November 14

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** D. K. Beattie  
Grants Co-ordinator

**SUBJECT:** 1997-2006 Capital Grant Submission

**RECOMMENDATION:**

The Grants Process Group respectfully requests:

- a) That the attached Capital Grant submission be considered for inclusion in the ten year 1997-2006 Provisional Capital Budget, and
- b) That this Capital project be reviewed by the Management Team for consideration of the Committee of the Whole and Council.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

To be reviewed by the Management Team. This submission in 1996 was approved as being outside of the ten year 1996-2005 Capital Budget. The submission is requesting bi-annual funding of \$50,000 for a total funding request of \$250,000 over the ten year Capital Budget.

**BACKGROUND:**

The Grant Policy states that a Capital Grant Submission may be submitted requesting up to \$100,000 maximum per year. The 1991-2000 Capital Budget approved \$100,000 in funding for 1991. During the allocation of the 1995 General Grants, there were \$34,900 in approved Capital Grants which depleted the original \$100,000 provision (approximately \$30,000 of the 1995 Capital Grants was also financed from the Reserve for Contingency).

Item 2 of the THIRD Report of the Committee of the Whole adopted by Council on 1996 March 28 is as follows:

"That any excess or surplus capital financing identified during 1996 through the closure of capital project accounts, as approved by City Council be reported to the Finance and Administration Committee for consideration of their use in funding additional capital grants."

14 November 1996  
Susan Reeder

-2-

On August 20 1996, the Finance & Administration Committee received a report from the Treasurer indicating the excess Capital Funds in 1996 along with the list of over \$176,000 of outstanding 1996 Capital Grant requests. This report was received by the Committee.

This Capital Grant submission of \$250,000 over the ten year period will restore a funding base for consideration of future Capital Grant requests.

c.c. Members of the Grant Process Group  
Att'd

The Corporation of the City of Hamilton

1997-2006 CAPITAL BUDGET PROGRAM  
PROJECT SUBMISSION FORM

PROJECT NUMBER \_\_\_\_\_  
(Treasury to complete)

1. DEPARTMENT/LOCAL BOARD: GRANTS

2. PROJECT SUMMARY:

- (a) Name (max. of 45 characters) CAPITAL GRANTS  
(b) Type of Project \_\_\_\_\_  
(c) Location \_\_\_\_\_  
(d) Scope/Description of Work PROVISION FOR CAPITAL GRANT REQUESTS AS PROVIDED FOR WITHIN THE GRANTS POLICY.

(e) Remarks \_\_\_\_\_

3. REFERENCE TO RELATED PROJECTS:

- (a) Submitting Department \_\_\_\_\_  
(b) Project Name \_\_\_\_\_  
(c) Start Year \_\_\_\_\_  
(d) Net City Cost \$ \_\_\_\_\_

4. DEPARTMENT PRIORITY ORDER:

# 1 of 1

5. PROJECT JUSTIFICATION ("Yes" or "No"):

- (a) STRATEGIC DIRECTION  
(Image of the City, Quality of Life, Transportation) YES  
(b) HEALTH/SAFETY/ENVIRONMENT NO  
(c) LEGISLATED BY SENIOR LEVELS OF GOVERNMENT NO  
(d) NEEDS ANALYSIS (Demand, Equitable, Cost/Benefit, Pay back period) NO  
(e) ECONOMIC DEVELOPMENT YES  
(f) MAINTAIN EXISTING SERVICE  
(Roads, Buildings, Other basic infrastructure) NO  
(g) REDUCE ONGOING COST (Staffing and/or Operating Costs) NO  
(h) GROWTH RELATED PROJECT NO

Describe Justification:

Capital Grants provide Capital funding for external non-profit groups to assist those organizations with providing various programs/services to the various committees.

6. FEASIBILITY STUDY:

- (a) START DATE (YEAR) N/A  
(b) COMPLETION DATE (YEAR) \_\_\_\_\_  
(c) GROSS COST \$ \_\_\_\_\_

7. PROJECT:

- (a) START DATE (YEAR) 04/97  
(b) COMPLETION DATE (YEAR) 03/06  
(c) GROSS COST (Start Year Dollars) \$ 250,000  
(d) LESS PROVINCIAL SUBSIDIES (Describe nature of subsidy)  
N/A \$ NIL  
(e) LESS OTHER RECEIPTS (Specify) NONE  
\$ NIL  
(f) NET CITY'S COST \$ 250,000

Note: all amounts rounded to the nearest thousand dollars



**The Corporation of the City of Hamilton**

**1997-2006 CAPITAL BUDGET PROGRAM  
PROJECT SUBMISSION FORM**

PROJECT NUMBER \_\_\_\_\_  
(Treasury to complete)

**8. NET EXPENDITURE BY YEAR:**

- 1997	\$ 50,000	- 2002	\$ _____
- 1998	\$ _____	- 2003	\$ 50,000
- 1999	\$ 50,000	- 2004	\$ _____
- 2000	\$ _____	- 2005	\$ 50,000
- 2001	\$ 50,000	- 2006	\$ _____

**9. ADDITIONAL ANNUALIZED NET OPERATING COSTS/(SAVINGS):**

(a) Staffing	\$ _____
Building Operations & Maintenance	\$ _____
Other (specify) _____	\$ _____
GROSS COST (All Inclusive)	\$ <u>NIL</u>
(b) LESS RECOVERY/REVENUE (specify) <u>NIL</u>	\$ <u>NIL</u>
(c) NET CITY'S COST	\$ <u>NIL</u>

**Note:** Where amounts include operating cost & revenue estimates which impact other City departments, attach addendum breaking down estimates by department.

**10. CAPITAL AND OPERATING ESTIMATE PREPARED BY:**

(a) Project Manager's Name KEVIN BEATTIE  
 (b) Basis of assumptions PROVISION OF \$100,000 WHICH WAS APPROVED AS PART OF THE 1991-2000 CAPITAL BUDGET HAS BEEN DEPLETED IN 1995, WITHOUT FURTHER FUNDING CAPITAL GRANTS REQUESTS FROM EXTERNAL NON-PROFIT GROUPS WOULD BE DENIED DUE TO THE LACK OF FUNDING.

**11. WAS THIS PROJECT IN LAST YEAR'S APPROVED CAPITAL BUDGET PROGRAM?**

No    Yes X; if yes,

(a) PROJECT NO. (Per 1996-2005 Capital Budget Program)	<u>208.0</u>
(b) AT CITY'S COST OF	\$ <u>250,000</u>
(c) SCHEDULED TO START IN THE YEAR	<u>beyond 2005</u>

[Signature] Oct 10/96  
 Signature of Department Head/ Date  
 Local Board Manager

**12. FUNDING (Treasury Department To Complete):**

(a) NATURE OF PROPOSED FINANCING: \_\_\_\_\_

(b) RESERVE/CAPITAL LEVY FUNDING AVAILABLE:

Yes    No   

(c) IF DEBENTURE FINANCING:

(i) ANNUAL DEBENTURE FINANCING COST: \$ \_\_\_\_\_

(ii) TOTAL CARRYING COST OF RETIRING DEBT: \$ \_\_\_\_\_

**Note:** all amounts rounded to the nearest thousand dollars

**CITY OF HAMILTON**

**-RECOMMENDATION-**

**DATE:** 1996 November 15th

**REPORT TO:** Alderman B. Charters, Chairman & Members,  
Finance and Administration Committee

**FROM:** Susan K. Reeder, Secretary,  
Finance and Administration Committee

**SUBJECT:** Information Items

**RECOMMENDATION:**

That the following Information Items, which have been previously forwarded to members of the Committee under separate cover, be received for information purposes:

- (a) Information Report - Fire Chief - Fire Department Quarterly Report as at 1996 September 30th - report dated 1996 November 1st.
- (b) Correspondence - Friends of the Hamilton Public Library - concern on user fees in public libraries - letter dated 1996 October 25th
- (c) Information Report - Treasurer - Sale of Tax Arrears Properties - report dated 1996 October 23rd
- (d) Information Report - Chief Administrative Officer - C.A.O. Department Quarterly Report as at 1996 September 30th - report dated 1996 October 29th
- (e) Information Report - Treasurer - Treasury Department Quarterly Report as at 1996 September 30th - report dated 1996 November 8th
- (f) Information Report - City Solicitor - Law Department Quarterly Report as at 1996 September 30th - report dated 1996 October 29th



- (g) Recommendation Report from the Director of Culture and Recreation to the Parks and Recreation Committee respecting the 1997 Business Plan and contract, part-time positions for The Coach House at Dundurn Castle - report dated 1996 November 11th
- (h) Recommendation Report from the Commissioner of Public Works and Traffic to the Parks and Recreation Committee respecting the Hamilton Harbour Waterfront Trail - report dated 1996 November 11th.
- (i) Information Report - Treasurer - Financial Accounts and other non-Departmental budgets Quarterly report as at 1996 September 30th - report dated 1996 November 14th

*Susan K. Reed*

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

N/A

**BACKGROUND:**

The above-noted documents have been sent out to members of the Committee and the applicable staff for information purposes, and are being formally presented to the Committee in order to be officially received. Approval of this recommendation to receive these documents will ensure that the circulation procedure followed for these matters is recorded.





URBAN\MUNICIPAL  
CAY ON HBL A05  
C51F3,  
1996



Urban/Municipal Librarian  
Hamilton Public Library  
2nd Floor

## NOTICE OF MEETING

### FINANCE AND ADMINISTRATION COMMITTEE

Tuesday, 1996 December 3  
1:30 o'clock p.m.  
Room 233, City Hall

URBAN MUNICIPAL

DEC 3 1996

GOVERNMENT DOCUMENTS

*Susan K. Reeder*

Susan K. Reeder, Secretary  
Finance and Administration Committee

### AGENDA

#### A. DELEGATION

The Downtown Parking Association - Free Parking in Downtown Hamilton

#### 1. IN CAMERA AGENDA

#### 2. CONSENT AGENDA

#### 3. MUNICIPAL NON-PROFIT (HAMILTON) HOUSING CORPORATION/HAMILTON HOUSING COMPANY LIMITED

Municipal Non-Profit (Hamilton) Housing Corporation/Hamilton Housing Company Limited - 1997-2006 Provisional Capital Budget

#### 4. TREASURER

- (a) Temporary Borrowing By-Law
- (b) Status of Development Charge Funds
- (c) Requested Information Report - Tax Arrears - 625 Greenhill Avenue

#### 5. CITY SOLICITOR

Art Gallery of Hamilton



6. **CHIEF ADMINISTRATIVE OFFICER AND DIRECTOR OF PROPERTY**

- (a) Offer to Purchase - Sale of City Property - 8-10 Brantdale Avenue - Part of CarPark #20
- (b) Award of Contract - Mechanical Maintenance of Refrigeration Ice-Making Equipment in Ten Civic Arenas
- (c) Offer to Purchase - Sale of City Property - 411-413 Britannia Avenue
- (d) Tender to allow the leasing of advertising billboards on City lands

7. **CHIEF ADMINISTRATIVE OFFICER AND DIRECTOR OF INFORMATION SYSTEMS**

Telecommunications Access Proposal (T.A.P.) Grant request to the Ontario Ministry of Economic Development

8. **CHIEF ADMINISTRATIVE OFFICER**

Hiring - Fire Chief

9. **OTHER BUSINESS**

10. **ADJOURNMENT**





## DOWNTOWN PARKING ASSOCIATION

Finance & Administration Committee  
c/o Susan Reeder  
City Clerks Department  
City of Hamilton  
71 Main St. W.  
Hamilton, ON  
L8N 3T4

"Copy sent to A. Ross, Treasurer & P. Baker,  
General Manager, Parking Authority - 1996  
November 28th"

Date: November 22, 1996

Report to: Susan K. Reeder, Secretary  
Finance and Administration Committee

From: Greg Fraleigh, Member  
Downtown Parking Association

Subject: FREE DOWNTOWN PARKING  
Delegation to appear before the committee

A.

**Recommendation:** To request that the Treasurer of the City of Hamilton enter into discussions with the Downtown Parking Association and its member representatives from the Private Parking lots in Downtown Hamilton, as well as the Hamilton Parking Authority representing the City of Hamilton Public Parking lots to develop and report back on the financial implications of a Unilateral 1 Hour Free Parking Program from within the Tax Base of the City of Hamilton.

**History:** The health and success of the downtown has deteriorated over numerous years. Many factors have led to its current demise, the least of which are Taxes and, in the opinion of many, Parking. To that end, the City of Hamilton, through its Parking Authority, embarked on a campaign to provide Free Parking through its Park in the Heart program.

This was a small step in the right direction, but was limited in its scope, since the Parking Authority represents only 1/3 of the total spaces available in the downtown core and the program has not been as effective as it could be.

Many Task Force and committee recommendations, including that of CAPIC attached, request the development of a Free Parking Program in Downtown Hamilton.

The supporting documentation to follow for presentation to the committee, is consistent with the approach that any Free Parking Program for the downtown must be unilateral in its design and scope to be of benefit to all sectors of the Downtown and is vital in the redevelopment of the Core. Members of the Association have been offering Free Parking since 1970 with beneficial effects to the individual participants, but only on a small scale.

With your support and direction, we can take the progressive step forward to assist in the recovery of Downtown.

Enclosure to follow.

Ref: parking/delegation

**DOWNTOWN HAMILTON BUSINESS IMPROVEMENT AREA (B.I.A.)**

BOX 91045 EFFORT SQUARE P.O., HAMILTON, ONTARIO, CANADA L8N 4G3, TEL./FACS. (905) 523-1646

November 28, 1996

Finance and Administration Committee, City of Hamilton  
c/o Susan Reeder  
Clerk's Department, Facs. # 546-2095  
City of Hamilton  
71 Main St. West  
Hamilton, Ontario L8N 3T4

To Alderman Bob Charters and members of the Finance and Administration Committee:

Re: B.I.A. Correspondence of October 9, 1996  
Integrated Free Parking Proposal

Please be advised that on November 27, 1996, the B.I.A.'s Board of Management voted unanimously in favour of the free parking program proposed by Mr. Greg Fraleigh of *Grindstone Properties* and the members of the *Downtown Parking Association*.

We believe the proposal addresses both the perception and reality of parking-related problems in downtown Hamilton: it partners the public and private sector; it proposes using existing funds only; it places a strong emphasis on marketing. As a first step towards its implementation, we hope the Finance and Administration Committee will choose to undertake an examination of the proposal.

Thank you for your time.

For the Board of Management,

Yours truly,

  
Carol Jamieson, Chair

cc. Mayor Robert Morrow  
Alderman Vince Agro  
Alderman William McCulloch  
Mr. Greg Fraleigh, *Grindstone Properties*

**CENTRAL AREA PLAN IMPLEMENTATION COMMITTEE****a Subcommittee of the Planning and Development Committee**

c/o CITY HALL, 71 MAIN STREET WEST, HAMILTON, ONTARIO, L8N 3T4

September 17, 1996

TC-CAP(A)

Mr. Greg Fraleigh  
P.O. Box 1120  
Waterdown, Ontario  
L0R 2H0

Dear Mr. Fraleigh:

**Re: Pricing of Parking in Downtown Hamilton - CAPIC Comments**

As you know, the Central Area Plan Implementation Committee (CAPIC) met on September 13, 1996. Matters discussed included the proposals arising from the report Downtown Partnership Strategy (Strong Medicine), prepared for the Downtown Development Corporation (GHDCDC). Various options for parking pricing were discussed, including those in the report, due concerns about the attractiveness of parking in the core relative to other areas. As a member of CAPIC who was present at the meeting, you are familiar with the issues noted.

As a result of this discussion, CAPIC adopted the following resolution concerning changes to the pricing of parking in downtown Hamilton:

**Motion:** Moved by Russell Elman, seconded by Gerry Kennedy and carried, that the Central Area Plan Implementation Committee (CAPIC) hereby indicates its support for the continued exploration of free parking as a strategy to foster the prosperity of downtown Hamilton.

We trust this resolution will be of interest to you. Please call Vanessa Grupe at 546-4160 should you wish to discuss this matter.

Yours truly,

A handwritten signature in cursive script, reading "Vanessa Grupe".

Vanessa Grupe, M.C.I.P., R.P.P.  
Coordinator, Central Area Plan Implementation Committee

cc. Mary Pocius, Russell Elman, Gerry Kennedy

vg / CAPIC.96



## Downtown Hamilton Business Improvement Area (B.I.A.)

Box 91045 Effort Square P.O., Hamilton, Ontario, Canada L8N 4G3 Tel./Facs. (905) 523-1646

October 9, 1996

Finance and Administration Committee  
c/o Susan Reeder  
City Clerk's Department  
City of Hamilton  
71 Main Street West  
Hamilton, Ontario  
L8N 3T4

DELIVERED OCT 9 1996

To Alderman Bob Charters and members of the Committee,

The B.I.A. has been asked to send you correspondence reaffirming its support for the establishment of a free parking program in the downtown core.

First, please take note of the territorial boundaries of the Downtown Hamilton B.I.A.:

Southern Boundary	North side Main St. from the east side of MacNab to Effort Trust/Square
Northern Boundary	South side of King William St. from the east of James to the west side of Mary St.
Western Boundary	East side of James from King William to King, south side of King from James to MacNab, the east side of MacNab from King to Main St.
Eastern Boundary	West side of Mary St. from King William to King and the Effort Trust block.

There are no *Hamilton Parking Authority* parking lots within the B.I.A.'s boundaries. All the parking lots are owned and operated privately.

Second, please accept that customers and clients will park as close as they can to the place where they intend to do business. To do business at *Effort Square* or *Leeds* or either of the two hotels, people will park at the *Royal Connaught*, the *Ramada* or at the *Lounsbury* or *Ginsberg* lots on King William. To do business at *CIBC* or the *Royal Bank*, at *Southside* or *Just Imagine Printing*, people park on the private lots close by those businesses.

In the past, the B.I.A. has encouraged and supported efforts by the City, through its *Parking Authority*, to offer reduced-rate parking programs on downtown lots — again, none of which are actually in the B.I.A. and ask customers to walk great distances before arriving at their destinations. B.I.A. members have contributed substantial sums of money to parking validation on *HPA* lots (and some still do).

It has always been a goal of the B.I.A. to see the establishment of a free parking program which includes both public and private lots. While, at present, no such program has been presented to the B.I.A.'s Board of Management for consideration, such a proposal would be welcomed, especially with the 1996 Holiday Season fast approaching.

Parking is not the only problem, real or imagined, with doing business in the downtown core. But with the B.I.A.'s overall mandate to promote the area as a place to do business, free parking on both public and private lots would help to attract, not only customers and clients, but prospective businesses too. It would assist efforts aimed at renewal in the face of changes to the retail landscape and the establishment of a niche market and destinations in the area. It would help downtown business help itself to improve.

Thank you for your continuing attention to the concerns of business improvement in downtown Hamilton.

Yours truly,

for Board of Management  
Graeme McTaggart, *Executive Director*  
Downtown B.I.A.

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**D o w n t o w n   H a m i l t o n   B u s i n e s s   I m p r o v e m e n t   A r e a**

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**DRAFT****Parking**

**Goal.**            Free short-term street parking and on public and private lots for patrons of businesses in the Downtown core.

**Description.**       Destinations for customers and visitors coming to the Downtown core include shops, restaurants, hotels, the theatre, events at Copps Coliseum and Hamilton Place, the Farmer's Market and Jackson Square/Eaton's Center Mall. Parking is not in and of itself a destination. But both the reality and perception of problems associated with parking have an adverse effect on consumers' decisions to patronize core area businesses. Solutions to parking problems must be inclusive involving both public and private sector stakeholders as well as a full range of financial and marketing resources.

- Action.**
1.       Identification of funding sources for and the establishment of a simple, easily-administered parking program, e.g., a *parking coin*, which provides free short-term parking to customers and visitors in the downtown core;
  2.       Lobby municipal government for the creation of more on-street parking in the core area;
  3.       Work to ensure that public sector transportation policies and practices, including those related to parking, serve the best interests of business in the downtown Hamilton.





# GREATER HAMILTON

## REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

26 September 1995

Chairman, Finance and Administration Committee  
c/o City of Hamilton Clerk's Department  
71 Main Street West, 2nd Floor  
Hamilton, Ontario  
L8N 3T4

Project  
Hamilton-  
Wentworth  
as a Regional  
Centre

Retain and  
Expand  
Existing  
Enterprises

Develop  
Industrial Land

Foster Small  
Business

Facilitate  
Investment  
Opportunities

Identify  
Business  
Partners

Attract People  
and  
Employment

Assist  
Technology  
and Skills  
Development

Promote  
Tourism and  
Special Events

Attract  
Conventions

The Economic Development has been advised that the efforts of the Hamilton Parking Authorities "Park In The Heart" (1 Hour Free Parking program) is now into its second year. This initiative is gaining support of the private parking operators and most importantly the Downtown Merchants and the BIA Associations.

The promotion and expansion of economic activity in the downtown core has been a primary objective of this department's marketing campaign since 1995 and will certainly be the same in 1996. Developing this plan to encourage activity in the downtown core with support of the Hamilton Parking Authority, private lot operators, Merchants Association is commendable and warrants the support of this department. It is our preliminary feeling that the extension of the Park In The Heart campaign, if properly marketed, will encourage economic activity and the patronization of the many businesses and services in the downtown core.

This department commends the efforts of the Hamilton Parking Authorities "Park In The Heart" campaign and extend our sincerest appreciation.

Yours very truly,

Nick Catalano  
Director  
Economic development Department

NC/sdb

### ECONOMIC DEVELOPMENT DEPARTMENT

P.O. BOX 810, Hamilton, Ontario, Canada L8N 3V8  
1 James Street South, 2nd Floor, L8P 4R5  
Tel: Business Development (905) 546-4447  
Tourism and Convention Services (905) 546-4622  
1-800-468-8880 Fax: (905) 546-1107



## A LIST OF PRACTICAL MEASURES...

In answering these questions, the Downtown Partnership Strategy suggests a multi-faceted approach, based on the work of the Founding Board and conclusions drawn from other sources, including the Architects' Society Charette and the experiences of other centres facing similar issues. Nineteen specific "Action Steps" and a number of additional measures are proposed, including some preliminary suggestions on the organizations, groups and individuals who might undertake these assignments.

Among the actions proposed by the Downtown Partnership Strategy are these:

1. Boost the distinctive retail and day-trip profile of Downtown by targeted recruiting one or more major US retailers without a significant presence in Ontario, and enlist municipal leaders in that effort. *(sections 12.1, 12.2; Action Step #1)*
2. Work with landlords to create redevelopment proposals for existing properties, aimed at providing facilities for design studios, computer software firms, artists studios and "loft" apartments. *(sections 13.1, 13.2; Action Step #2)*
3. Create a public-sector fibre-optic cable wide-area communications network focused on the Downtown in 1997, to demonstrate that Hamilton makes a good location for communications-based businesses, such as call centres and commercial "back office" functions. *(section 13.3; Action Step #3)*
4. Promote Downtown Hamilton as an excellent location for national and regional association headquarters, by specifically targeting the national trade association of those organizations. *(section 13.4; Action Step #4)*
5. Make parking lots part of the solution to the problems of Downtown, not one of its major symptoms. Combine licensing and redevelopment incentives for commercial parking lots to promote their early redevelopment and to discourage further demolitions leading to more vacant parking lots. *(sections 14.1, 14.2; Action Step #5)*
6. "Take the side" of the retailers and the hospitality industry in tax assessment matters. Use the resources of the municipalities to support the efforts of retail and hospitality businesses to reduce their property tax obligations, including assessment appeals. *(section 14.3; Action Step #6)*
7. Expand the range of tax-exemptions for public and cultural institutions, to promote their continued ability to operate economically Downtown. *(section 14.4; Action Step #7)*
8. Work with landlords to recruit short-term commercial tenants to vacant properties, especially those with street-exposure. *(section 14.5)*
9. Sponsor block-by-block business meetings of in-town and out-of-town landlords;

and with the Hamilton Parking Authority, with a view to stimulating redevelopment proposals on underutilized sites throughout the Downtown. (section 14.5)

10. Over the next twelve months, "option" four or five properties with a high redevelopment priority for the Downtown, and prepare investment prospectuses for presentation to identified potential investors. The investment prospectuses would highlight commercially attractive features, such as a commitment to include Regional Municipality office space, to relax parking requirements, and so on. (sections 15.1, 15.2, 15.3, 16.1; Action Step #8)

11. Improve the physical/pedestrian links between key areas of Downtown: between Hess Village and the Convention Centre; between James Street North and the Eaton Centre area; and, between Theatre Aquarius/Broadway and King Street East. (sections 6.2, 16.3; Action Step #9)

12. Develop plans to "open up" Summers Lane, the Eaton Centre and Jackson Square, each of which lacks much the positive street-level presence on which Downtown vitality depends. (sections 6.3, 16.4, 16.5; Action Step #9)

13. Move ahead with the commitment to locate the headquarters of the Philip group of companies in Downtown. (section 16.6; Action Step #9)

14. Explore a limited two-directional street system for King Street between Ferguson and Queen, and examine the potential for generating more customer traffic by making James Street North a northbound, rather than southbound, street. (section 6.4, 17.1, 17.2; Action Step #10)

15. Consider a distinctive, no-charge Downtown "beltway" shuttle bus, modelled on the experience of Denver. (section 17.3; Action Step #10)

16. Revive proposals for a light-rapid transit facility to connect the Downtown with the Harbour and the Mountain, and view it as a development vehicle, not solely a transit measure. (section 17.4; Action Step #10)

17. Negotiate a Downtown transit pass for McMaster and Mohawk students, as part of their annual "activity fee". (section 17.6; Action Step #10)

18. Consider closure of some portion of the south "leg" of King Street East, between James and Hughson, to create a pedestrian concourse. (section 17.7; Action Step #10)

19. Authorize universal "no charge" 3-hour parking in all or most municipal lots, to be effective for the 1996 Holiday season. (sections 8.4, 8.5, 8.6, 17.8; Action Step #11)

20. Define the Downtown as a separate "neighbourhood" for land-use planning purposes. (sections 18.1, 20.8; Action Step #17)



*Gore Heritage Study* suggests, heritage buildings can be a valuable, attractive addition to a commercial district. But like any neighbourhood, the Downtown is "organic" and must be allowed to regenerate itself. Isolated heritage initiatives, often involving taxpayers investing where commercial interests cannot justify an expenditure, should be used sparingly. Likewise, an overly ambitious definition of "heritage" can leave us with a Downtown frozen in aspic, as the physical plant deteriorates awaiting some prospective "white knight" investment.

7.2 Another perennial issue in Downtown revitalization is the role of the Gore. Whatever its associations with past history and the adolescence of this community, the Gore and the recurrent redesign of Gore Park is an issue that should not be a major focus of the revitalization Downtown. The primary consideration should be to ensure that the Gore does not adopt a function that is inimical to the revitalization of the retail and hospitality businesses on which redevelopment depends. We must avoid attracting the "street people" who become a signature of the Gore Park, and by inference, east Downtown. It is much more important to ensure that the park is well maintained, pleasant and inviting to strollers and families, than it is to focus on its physical attributes or further costly restoration efforts.

7.3 If we eschew nostalgia, and focus on heritage preservation that can contribute to the Downtown's specific "neighbourhood" character, we will have a more manageable focus. For example, we may wish to promote the retention (and accent-lighting) of facades and specific buildings of enduring architectural quality, which has proved so successful in Toronto on Front and Wellington, east of the O'Keefe Centre. We should avoid trying to resuscitate archaic physical plant or to save buildings that are not historical, but merely old (or architecturally notable only within the narrow confines of this region).

\* 8.0 "At the mall, we park for free..."

8.1 Virtually every discussion of downtown revitalization in mid-size urban centres, not only across North America, but throughout the developed world, seems to begin and end with a discussion of traffic congestion and automobile parking. The key consideration is a delicate balance. Hard-headed economic necessity says we should do everything we can to accommodate those, especially Downtown retail and entertainment shoppers, who find it convenient to take their automobile to shop. Bundles and durables are not easily accommodated on the HSR, and most middle-aged or suburban couples no longer go to the theatre or the market on the bus. On the other hand, we want to promote increased transit ridership, and we must pay a realistic "economic rent" for the considerable public and private investment we have in parking garages and parking lots in the Downtown. Transit can also offer a safe and practical alternative to the private motor vehicle for hospitality patrons, students and those without access to motor vehicles. Some measure of congestion may even be a positive indication of commercial success. As noted

neo-traditionalist developer Robert Davis observed: "Any town worth its salt has a parking problem".

8.2 The convenience of mall parking is likewise often overlooked. The mall parking lot conveys the impression of being close-by and safe, even if it is no closer "as-the-crow-flies" than secondary parking in downtown, or parking "ramps". Part of the success of areas like James Street North and Hess Village lies in the illusion that parking is convenient and available on or near the street. It is possible that the complaint that downtown shopping has "no parking" should be addressed as both a price and a convenience issue. In fact, in an age of the "loonie" and the "twonie", the resistance to relatively expensive but convenient on-street parking may be lessening, as two dollars becomes pocket change for many drivers.

8.3 What has not lessened, however, is the universal distaste (whether in Hamilton, Toronto, New York City or Simcoe) for the parking enforcement program. Is it possible that people would tolerate higher rates in exchange for a lower degree of over-time enforcement? At a minimum, it is time that municipal authorities addressed the Downtown without specific reference to the exigencies of municipal bookkeeping. As long as by-law enforcement and parking authorities must operate "in the black", there will continue to be resistance to ideas that might generate new business taxes at the cost of reduced parking revenues.

8.4 What is a reasonable short-term parking limit?

There have been a variety of experiments with parking time-limits, but too often the terms are geared to the time it takes to undertake a purposeful shopping visit or a business luncheon (or at times when patrons likely anticipate paying for parking in any event). The effort seems aimed at discouraging downtown employees from cluttering-up on-street and adjacent off-street parking spaces, and accommodating the shopper who knows what he or she wants. Parking validation programs tend to suffer from the same underlying assumptions, which discourage casual and extended downtown visits.

8.5 In a mall setting, employees are encouraged to park somewhat farther from the immediate area, but employees share the benefits of "free" parking. Likewise, while the mall is a "destination" shopping centre, it would never survive on the trade of those (excluding grocery shoppers) who come to the mall with an itemized, time-limited shopping list.

8.6 Downtown parking policy should promote the concept of leisurely shopping and leisurely dining. A movie or a concert takes more than two hours; so does an enjoyable dinner. We should set more realistic timing for any initiatives aimed at relaxing parking charges or parking enforcement; and do so without the nuisance factor of parking validation. It is also in the public interest to encourage low-cost commuting options for





**CITY OF HAMILTON**  
**- RECOMMENDATION -**

NOV 1

3.

**DATE:** 1996 November 13

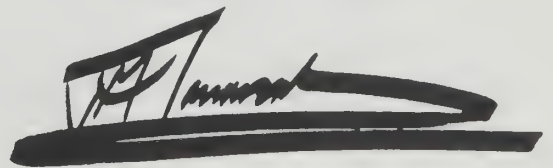
**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** Mark Mascarenhas, General Manager  
Municipal Non-Profit (Hamilton) Housing Corporation  
Hamilton Housing Company Limited

**SUBJECT:** Municipal Non-Profit (Hamilton) Housing Corporation  
Hamilton Housing Company Limited  
1997 - 2006 Provisional Capital Budget

**RECOMMENDATION:**

- (a) That the attached capital projects from Municipal Non-Profit (Hamilton) Housing Corporation and Hamilton Housing Company Limited be considered for inclusion in the ten year 1997-2006 Provisional Capital Budget; and,
- (b) That these capital projects be reviewed by the Management Team (Capital Budget Sub-Committee) for consideration by the Committee of the Whole and City Council.



**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

To be reviewed by the Management Team

**BACKGROUND:**

See attached submission.

MM/dc

PROJECT SUBMISSION FORM

PROJECT NUMBER \_\_\_\_\_  
(Treasury to complete)

1. DEPARTMENT/LOCAL BOARD: Municipal Non-Profit (Hamilton) Housing Corporation
2. PROJECT SUMMARY:
- (a) Name (max. of 45 characters) Downtown Hamilton Homes Assistance Program
- (b) Type of Project One-time capital grant towards downtown housing project
- (c) Location Hamilton Car Park 1 or other downtown locations.
- (d) Scope/Description of Work Pursuant to its mandate of Community Improvement and Renewal under the Planning Act and cognizant of the need to revitalize the downtown core, the City of Hamilton's one-time capital contribution to the Municipal Non-Profits downtown innovative housing development on Parking Authority land will enable the construction and renting/or sale of downtown housing units at a minimum of break-even prices. Any surpluses generated can be used to further spawn new housing developments downtown in the future, without a municipal contribution.
- (e) Remarks \_\_\_\_\_

3. REFERENCE TO RELATED PROJECTS:
- (a) Submitting Department \_\_\_\_\_
- (b) Project Name \_\_\_\_\_
- (c) Start Year \_\_\_\_\_
- (d) Net City Cost \$ 0

4. DEPARTMENT PRIORITY ORDER: # 1 of 4

5. PROJECT JUSTIFICATION ("Yes" or "No"):
- (a) STRATEGIC DIRECTION (Image of the City, Quality of Life, Transportation) Yes
- (b) HEALTH/SAFETY/ENVIRONMENT Yes
- (c) LEGISLATED BY SENIOR LEVELS OF GOVERNMENT \_\_\_\_\_
- (d) NEEDS ANALYSIS (Demand, Equitable, Cost/Benefit, Pay back period) Yes
- (e) ECONOMIC DEVELOPMENT Yes
- (f) MAINTAIN EXISTING SERVICE (Roads, Buildings, Other basic infrastructure) \_\_\_\_\_
- (g) REDUCE ONGOING COST (Staffing and/or Operating Costs) \_\_\_\_\_
- (h) GROWTH RELATED PROJECT \_\_\_\_\_

Describe Justification:

The development will increase the number of residents in the downtown core, improve the downtown, create construction jobs, provide needed housing, better utilize existing infrastructure through intensification, generate new tax revenue, and convert dormant land use.

6. FEASIBILITY STUDY:
- (a) START DATE (YEAR) NIL
- (b) COMPLETION DATE (YEAR) \_\_\_\_\_
- (c) GROSS COST \$ 0

7. PROJECT:
- (a) START DATE (YEAR) JAN/1997
- (b) COMPLETION DATE (YEAR) DEC/1998
- (c) GROSS COST (Start Year Dollars) \$ 700,000
- (d) LESS PROVINCIAL SUBSIDIES (Describe nature of subsidy) \_\_\_\_\_
- (e) LESS OTHER RECEIPTS (Specify) \_\_\_\_\_ \$ 0
- (f) NET CITY'S COST \$ 700,000

Note: all amounts rounded to the nearest thousand dollars

1997-2006 CAPITAL BUDGET PROGRAM  
PROJECT SUBMISSION FORM

PROJECT NUMBER \_\_\_\_\_  
(Treasury to complete)

8. NET EXPENDITURE BY YEAR:

- 1997	\$ 700,000	- 2002	\$ _____
- 1998	\$ _____	- 2003	\$ _____
- 1999	\$ _____	- 2004	\$ _____
- 2000	\$ _____	- 2005	\$ _____
- 2001	\$ _____	- 2006	\$ _____

9. ADDITIONAL ANNUALIZED NET OPERATING COSTS/(SAVINGS):

(a) Staffing \$ 0  
Building Operations & Maintenance \$ 0  
Other (specify) \_\_\_\_\_ \$ 0  
GROSS COST (All Inclusive) \$ 0  
(b) LESS RECOVERY/REVENUE (specify) \_\_\_\_\_ \$ 0  
(c) NET CITY'S COST \$ 0

**Note:** Where amounts include operating cost & revenue estimates which impact other City departments, attach addendum breaking down estimates by department.

10. CAPITAL AND OPERATING ESTIMATE PREPARED BY:

(a) Project Manager's Name Mark Mascarenhas  
(b) Basis of assumptions \_\_\_\_\_

11. WAS THIS PROJECT IN LAST YEAR'S APPROVED CAPITAL BUDGET PROGRAM?

No ☒ Yes ☐; if yes,

(a) PROJECT NO. (Per 1996-2005 Capital Budget Program) \_\_\_\_\_  
(b) AT CITY'S COST OF \$ \_\_\_\_\_  
(c) SCHEDULED TO START IN THE YEAR \_\_\_\_\_

[Signature]  
Signature of Department Head/  
Local Board Manager

Nov 13/96  
Date

12. FUNDING (Treasury Department To Complete):

(a) NATURE OF PROPOSED FINANCING: \_\_\_\_\_  
(b) RESERVE/CAPITAL LEVY FUNDING AVAILABLE:  
Yes ☐ No ☐  
(c) IF DEBENTURE FINANCING:  
(i) ANNUAL DEBENTURE FINANCING COST: \$ \_\_\_\_\_  
(ii) TOTAL CARRYING COST OF RETIRING DEBT: \$ \_\_\_\_\_

**Note:** all amounts rounded to the nearest thousand dollars



1997-2006 CAPITAL BUDGET PROGRAM  
PROJECT SUBMISSION FORM

PROJECT NUMBER \_\_\_\_\_  
(Treasury to complete)

1. DEPARTMENT/LOCAL BOARD: Municipal Non-Profit (Hamilton) Housing Corporation
2. PROJECT SUMMARY:
  - (a) Name (max. of 45 characters) Landbanking for Housing
  - (b) Type of Project Credit facility available to the Housing Corporation
  - (c) Location \_\_\_\_\_
  - (d) Scope/Description of Work City Council approved creation of the landbanking reserve. The reserve will permit the Municipal Non-Profit (Hamilton) Housing Corporation to close land transactions while awaiting mortgage funding. Once mortgage funds are received, the City is reimbursed with interest. While the current provincial government has stopped funding the creation of new non-profit housing projects, the credit facility made available to the Housing Corporation at no cost to the City is still necessary to enable the Housing Corporation to participate in any new housing initiatives involving the federal, provincial or private sectors.
  - (e) Remarks \_\_\_\_\_
3. REFERENCE TO RELATED PROJECTS:
  - (a) Submitting Department NIL
  - (b) Project Name \_\_\_\_\_
  - (c) Start Year \_\_\_\_\_
  - (d) Net City Cost \$ 0
4. DEPARTMENT PRIORITY ORDER: # 2 of 4
5. PROJECT JUSTIFICATION ("Yes" or "No"):
  - (a) STRATEGIC DIRECTION  
(Image of the City, Quality of Life, Transportation) Yes
  - (b) HEALTH/SAFETY/ENVIRONMENT \_\_\_\_\_
  - (c) LEGISLATED BY SENIOR LEVELS OF GOVERNMENT \_\_\_\_\_
  - (d) NEEDS ANALYSIS (Demand, Equitable, Cost/Benefit, Pay back period) \_\_\_\_\_
  - (e) ECONOMIC DEVELOPMENT Yes
  - (f) MAINTAIN EXISTING SERVICE  
(Roads, Buildings, Other basic infrastructure) \_\_\_\_\_
  - (g) REDUCE ONGOING COST (Staffing and/or Operating Costs) \_\_\_\_\_
  - (h) GROWTH RELATED PROJECT \_\_\_\_\_

Describe Justification:  
Refer 2.(d)
6. FEASIBILITY STUDY:
  - (a) START DATE (YEAR) NIL
  - (b) COMPLETION DATE (YEAR) \_\_\_\_\_
  - (c) GROSS COST \$ 0
7. PROJECT:
  - (a) START DATE (YEAR) JAN/1997
  - (b) COMPLETION DATE (YEAR) DEC/1997
  - (c) GROSS COST (Start Year Dollars) \$ 1,000,000
  - (d) LESS PROVINCIAL SUBSIDIES (Describe nature of subsidy) \_\_\_\_\_
  - (e) LESS OTHER RECEIPTS (Specify) Mortgage Financing \$ 0
  - (f) NET CITY'S COST \$ 1,000,000  
\$ 0

Note: all amounts rounded to the nearest thousand dollars

1997-2006 CAPITAL BUDGET PROGRAM  
PROJECT SUBMISSION FORMPROJECT NUMBER \_\_\_\_\_  
(Treasury to complete)

## 8. NET EXPENDITURE BY YEAR:

- 1997	\$ 1,000,000	- 2002	\$ _____
- 1998	\$ _____	- 2003	\$ _____
- 1999	\$ _____	- 2004	\$ _____
- 2000	\$ _____	- 2005	\$ _____
- 2001	\$ _____	- 2006	\$ _____

## 9. ADDITIONAL ANNUALIZED NET OPERATING COSTS/(SAVINGS):

(a) Staffing \$ 0  
 Building Operations & Maintenance \$ 0  
 Other (specify) \_\_\_\_\_ \$ 0  
 GROSS COST (All Inclusive) \$ 0  
 (b) LESS RECOVERY/REVENUE (specify) \_\_\_\_\_ \$ 0  
 (c) NET CITY'S COST \$ 0

**Note:** Where amounts include operating cost & revenue estimates which impact other City departments, attach addendum breaking down estimates by department.

## 10. CAPITAL AND OPERATING ESTIMATE PREPARED BY:

(a) Project Manager's Name Mark Mascarenhas  
 (b) Basis of assumptions \_\_\_\_\_

## 11. WAS THIS PROJECT IN LAST YEAR'S APPROVED CAPITAL BUDGET PROGRAM?

No ☐ Yes ☒; if yes,

(a) PROJECT NO. (Per 1996-2005 Capital Budget Program) 1.0  
 (b) AT CITY'S COST OF \$ 0  
 (c) SCHEDULED TO START IN THE YEAR 1997

Mark Mascarenhas  
 Signature of Department Head/  
 Local Board Manager

Nov 13/96  
 Date

## 12. FUNDING (Treasury Department To Complete):

(a) NATURE OF PROPOSED FINANCING: \_\_\_\_\_  
 (b) RESERVE/CAPITAL LEVY FUNDING AVAILABLE:  
 Yes ☐ No ☐  
 (c) IF DEBENTURE FINANCING:  
 (i) ANNUAL DEBENTURE FINANCING COST: \$ \_\_\_\_\_  
 (ii) TOTAL CARRYING COST OF RETIRING DEBT: \$ \_\_\_\_\_

**Note:** all amounts rounded to the nearest thousand dollars

1997-2006 CAPITAL BUDGET PROGRAM  
PROJECT SUBMISSION FORM

PROJECT NUMBER \_\_\_\_\_  
(Treasury to complete)

1. DEPARTMENT/LOCAL BOARD: Municipal Non-Profit (Hamilton) Housing Corporation
2. PROJECT SUMMARY:
- (a) Name (max. of 45 characters) Landbanking for Housing
- (b) Type of Project Credit facility available to the Housing Corporation
- (c) Location \_\_\_\_\_
- (d) Scope/Description of Work City Council approved creation of the landbanking reserve. The reserve will permit the Municipal Non-Profit (Hamilton) Housing Corporation to close land transactions while awaiting mortgage funding. Once mortgage funds are received, the City is reimbursed with interest. While the current provincial government has stopped funding the creation of new non-profit housing projects, the credit facility made available to the Housing Corporation at no cost to the City is still necessary to enable the Housing Corporation to participate in any new housing initiatives involving the federal, provincial or private sectors.
- (e) Remarks \_\_\_\_\_

3. REFERENCE TO RELATED PROJECTS:
- (a) Submitting Department \_\_\_\_\_
- (b) Project Name \_\_\_\_\_
- (c) Start Year \_\_\_\_\_
- (d) Net City Cost \$ 0

4. DEPARTMENT PRIORITY ORDER: # 3 of 4

5. PROJECT JUSTIFICATION ("Yes" or "No"):
- (a) STRATEGIC DIRECTION (Image of the City, Quality of Life, Transportation) Yes \_\_\_\_\_
- (b) HEALTH/SAFETY/ENVIRONMENT \_\_\_\_\_
- (c) LEGISLATED BY SENIOR LEVELS OF GOVERNMENT \_\_\_\_\_
- (d) NEEDS ANALYSIS (Demand, Equitable, Cost/Benefit, Pay back period) \_\_\_\_\_
- (e) ECONOMIC DEVELOPMENT Yes \_\_\_\_\_
- (f) MAINTAIN EXISTING SERVICE (Roads, Buildings, Other basic infrastructure) \_\_\_\_\_
- (g) REDUCE ONGOING COST (Staffing and/or Operating Costs) \_\_\_\_\_
- (h) GROWTH RELATED PROJECT \_\_\_\_\_

Describe Justification:

The availability of affordable housing in a community is a key determinant for the location and growth of new industry, employment and quality of life. Creating new affordable housing revitalizes the City, spurs economic growth and employment and is in keeping with the strategic direction of the municipality as enunciated in the Official Plan.

6. FEASIBILITY STUDY:
- (a) START DATE (YEAR) NIL
- (b) COMPLETION DATE (YEAR) \_\_\_\_\_
- (c) GROSS COST \$ 0
7. PROJECT:
- (a) START DATE (YEAR) JAN/1998
- (b) COMPLETION DATE (YEAR) DEC/2006
- (c) GROSS COST (Start Year Dollars) \$ 9,000,000
- (d) LESS PROVINCIAL SUBSIDIES (Describe nature of subsidy) \_\_\_\_\_
- (e) LESS OTHER RECEIPTS (Specify) Mortgage Financing \$ 0
- (f) NET CITY'S COST \$ 9,000,000
- \$ 0

Note: all amounts rounded to the nearest thousand dollars



1997-2006 CAPITAL BUDGET PROGRAM  
PROJECT SUBMISSION FORM

PROJECT NUMBER \_\_\_\_\_  
(Treasury to complete)

8. NET EXPENDITURE BY YEAR:

- 1997	\$ 0	- 2002	\$ 1,000,000
- 1998	\$ 1,000,000	- 2003	\$ 1,000,000
- 1999	\$ 1,000,000	- 2004	\$ 1,000,000
- 2000	\$ 1,000,000	- 2005	\$ 1,000,000
- 2001	\$ 1,000,000	- 2006	\$ 1,000,000

9. ADDITIONAL ANNUALIZED NET OPERATING COSTS/(SAVINGS):

(a) Staffing \$ 0  
Building Operations & Maintenance \$ 0  
Other (specify) \_\_\_\_\_ \$ 0  
GROSS COST (All Inclusive) \$ 0  
(b) LESS RECOVERY/REVENUE (specify) \_\_\_\_\_ \$ 0  
(c) NET CITY'S COST \$ 0

Note: Where amounts include operating cost & revenue estimates which impact other City departments, attach addendum breaking down estimates by department.

10. CAPITAL AND OPERATING ESTIMATE PREPARED BY:

(a) Project Manager's Name Mark Mascarenhas  
(b) Basis of assumptions \_\_\_\_\_

11. WAS THIS PROJECT IN LAST YEAR'S APPROVED CAPITAL BUDGET PROGRAM?

No ☐ Yes ☒; if yes,

(a) PROJECT NO. (Per 1996-2005 Capital Budget Program) 2.1 - 2.9  
(b) AT CITY'S COST OF \$ 0  
(c) SCHEDULED TO START IN THE YEAR 1998

Mark Mascarenhas  
Signature of Department Head/  
Local Board Manager

NOV 13/98  
Date

12. FUNDING (Treasury Department To Complete):

(a) NATURE OF PROPOSED FINANCING: \_\_\_\_\_  
(b) RESERVE/CAPITAL LEVY FUNDING AVAILABLE:  
Yes ☐ No ☐  
(c) IF DEBENTURE FINANCING:  
(i) ANNUAL DEBENTURE FINANCING COST: \$ \_\_\_\_\_  
(ii) TOTAL CARRYING COST OF RETIRING DEBT: \$ \_\_\_\_\_

Note: all amounts rounded to the nearest thousand dollars



1997-2006 CAPITAL BUDGET PROGRAM  
PROJECT SUBMISSION FORM

PROJECT NUMBER \_\_\_\_\_  
(Treasury to complete)

1. DEPARTMENT/LOCAL BOARD: Hamilton Housing Company Ltd.
2. PROJECT SUMMARY:
- (a) Name (max. of 45 characters) Upgrade of Ada Pritchard and Macassa Park Apartments
- (b) Type of Project On-going upgrade of 61 seniors units to bring the accomodation to current standards
- (c) Location 727 Upper Sherman, 68,70,78 Macassa Avenue
- (d) Scope/Description of Work Replace the heating system, modernize the electrical system and other stuctural improvements and upgrades as necessary.
- (e) Remarks \_\_\_\_\_

3. REFERENCE TO RELATED PROJECTS:
- (a) Submitting Department NIL
- (b) Project Name \_\_\_\_\_
- (c) Start Year \_\_\_\_\_
- (d) Net City Cost \$ 0

4. DEPARTMENT PRIORITY ORDER: # 4 of 4

5. PROJECT JUSTIFICATION ("Yes" or "No"):
- (a) STRATEGIC DIRECTION (Image of the City, Quality of Life, Transportation) Yes
- (b) HEALTH/SAFETY/ENVIRONMENT Yes
- (c) LEGISLATED BY SENIOR LEVELS OF GOVERNMENT Yes
- (d) NEEDS ANALYSIS (Demand, Equitable, Cost/Benefit, Pay back period) Yes
- (e) ECONOMIC DEVELOPMENT Yes
- (f) MAINTAIN EXISTING SERVICE (Roads, Buildings, Other basic infrastructure) Yes
- (g) REDUCE ONGOING COST (Staffing and/or Operating Costs) Yes
- (h) GROWTH RELATED PROJECT Yes

Describe Justification:

Through ownership of the Hamilton Housing Company, which owns and operates Ada Pritchard and Macassa Park Apartments for seniors, and pursuant to contractual agreements between the City, the Housing Company, and CMHC, the maintenance of this service and the buildings is a City responsibility. Based on the condition survey, it is anticipated that major renovations and replacements will be necessary within the next ten years.

6. FEASIBILITY STUDY:
- (a) START DATE (YEAR) NIL
- (b) COMPLETION DATE (YEAR) \_\_\_\_\_
- (c) GROSS COST \$ 0
7. PROJECT:
- (a) START DATE (YEAR) JAN/2001
- (b) COMPLETION DATE (YEAR) DEC/2002
- (c) GROSS COST (Start Year Dollars) \$ 1,399,000
- (d) LESS PROVINCIAL SUBSIDIES (Describe nature of subsidy) \$ 0
- (e) LESS OTHER RECEIPTS (Specify) \_\_\_\_\_ \$ 0
- (f) NET CITY'S COST \$ 1,399,000

Note: all amounts rounded to the nearest thousand dollars

1997-2006 CAPITAL BUDGET PROGRAM  
PROJECT SUBMISSION FORM

PROJECT NUMBER \_\_\_\_\_  
(Treasury to complete)

8. NET EXPENDITURE BY YEAR:

- 1997	\$ 0	- 2002	\$ 279,000
- 1998	\$ 0	- 2003	\$ 0
- 1999	\$ 0	- 2004	\$ 0
- 2000	\$ 0	- 2005	\$ 0
- 2001	\$ 1,060,000	- 2006	\$ 0

9. ADDITIONAL ANNUALIZED NET OPERATING COSTS/(SAVINGS):

(a) Staffing \$ 0  
Building Operations & Maintenance \$ 0  
Other (specify) \_\_\_\_\_ \$ 0  
GROSS COST (All Inclusive) \$ 0  
(b) LESS RECOVERY/REVENUE (specify) \_\_\_\_\_ \$ 0  
(c) NET CITY'S COST \$ 0

Note: Where amounts include operating cost & revenue estimates which impact other City departments, attach addendum breaking down estimates by department.

10. CAPITAL AND OPERATING ESTIMATE PREPARED BY:

(a) Project Manager's Name Mark Mascarenhas  
(b) Basis of assumptions 1991 condition and cost survey prepared by Bruce Rankin Architects Ltd.

11. WAS THIS PROJECT IN LAST YEAR'S APPROVED CAPITAL BUDGET PROGRAM?

No ☐ Yes ☒; if yes,

(a) PROJECT NO. (Per 1996-2005 Capital Budget Program) 3.0  
(b) AT CITY'S COST OF \$ 1,399,000  
(c) SCHEDULED TO START IN THE YEAR 2001

[Signature]  
Signature of Department Head/  
Local Board Manager

NW 13/96  
Date

12. FUNDING (Treasury Department To Complete):

(a) NATURE OF PROPOSED FINANCING: \_\_\_\_\_  
(b) RESERVE/CAPITAL LEVY FUNDING AVAILABLE:  
Yes ☐ No ☐  
(c) IF DEBENTURE FINANCING:  
(i) ANNUAL DEBENTURE FINANCING COST: \$ \_\_\_\_\_  
(ii) TOTAL CARRYING COST OF RETIRING DEBT: \$ \_\_\_\_\_

Note: all amounts rounded to the nearest thousand dollars



**CITY OF HAMILTON**  
**- RECOMMENDATION -**

4 (a.)

**DATE:** 1996 November 13

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** Allan C. Ross  
Treasurer

**SUBJECT:** Temporary Borrowing By-law

**RECOMMENDATION:**

- a) That the City be authorized to temporarily borrow monies to meet current budget expenditures for 1997 pending receipt of current revenues; and
- b) That the appropriate borrowing by-law be approved.

*Allan C. Ross*

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

See below.

**BACKGROUND:**

Section 187(1) of the Municipal Act, R.S.O. 1990, as amended provides that;

"A council may by by-law either before or after the passing of the by-law for imposing the rates for the current year authorize the head and treasurer to borrow from time to time by way of promissory note or banker's acceptance such sums as the council considers necessary to meet, until the taxes are collected and other revenues are received, the current expenditures of the corporation for the year, including the amounts required for sinking fund, principal and interest falling due within the year upon any debt of the corporation, school purposes, special rates purposes, and for any board, commission or body and other purposes for which the corporation is required by law to provide."



During the course of conducting City business, it is necessary from time to time to overdraw bank accounts to pay for approved amounts since the City funds are fully invested and there may be a delay in the receipt of taxation and other current revenues. It is sometimes more economical to borrow monies to pay off these accounts than to cash short term investments at a lower rate of return.

In accordance with the Municipal Act, the City annually passes a by-law to provide for the temporary borrowing of monies to provide financing when insufficient funds are available to meet current expenditures due to the timing of the cash flows. The attached draft proposed by-law is required to maintain authorization of a temporary borrowing facility with the City's bank.

Section 187(2) of the Municipal Act sets limits on the amounts that may be borrowed at any one time pursuant to section 187(1). These limits were amended by Bill 165, which received Royal Assent on 25 June 1992. The attached draft by-law recognizes these revised limits.

TWD:jc

c.c. P. Noé Johnson, City Solicitor

The Corporation of the City of Hamilton

BY-LAW NO. 96-

**To Authorize the Temporary Borrowing of Monies to Meet Current  
Expenditures Pending Receipt of Current Revenues.**

**WHEREAS** section 187(1) of the Municipal Act, R.S.O. 1990, as amended, provides as follows:

"A council may by by-law either before or after the passing of the by-law for imposing the rates for the current year authorize the head and treasurer to borrow from time to time by way of promissory note or banker's acceptance such sums as the council considers necessary to meet, until the taxes are collected and other revenues are received, the current expenditures of the corporation for the year, including the amounts required for sinking funds,, principal and interest falling due within the year upon any debt of the corporation, school purposes, special rates purposes, and for any board, commission or body and other purposes for which the corporation is required by law to provide";

**AND WHEREAS** Section 187(2) of the said Act, as amended by the Municipal Statute Law Amendment Act, S.O. 1992, c. 15 provides as follows:

"The amount that may be borrowed at any one time for the purposes mentioned in subsection (1), together with the total of any similar borrowings that have not been repaid, shall not, except with the approval of the Ontario Municipal Board, exceed from January 1st to September 30th of the year, 50 percent of the total, and from October 1st to December 31st, 25% of the total of the estimated revenues of the corporation as set forth in the estimates adopted for the year";

**AND WHEREAS** the Council of the Corporation of the City of Hamilton (hereinafter called the "Municipality") in adopting Item of the Report of the Finance and Administration Committee on 3rd December 1996 authorized the temporary borrowing of monies to meet current budget expenditures for the year 1997 pending receipt of current revenues;

**NOW THEREFORE** the Council of The Corporation of the City of Hamilton hereby enacts as follows:

1. (1) The Mayor and Treasurer are hereby authorized on behalf of the Corporation of the City of Hamilton to borrow from time to time by way of promissory note from the **CANADIAN IMPERIAL BANK OF COMMERCE** a sum or sums of monies not exceeding at any one time the amounts specified in subsection (2) to pay off temporary bank overdrafts for the current expenditures of the Corporation for the year 1997 and to give to the Bank on behalf of the Corporation a promissory note or notes, sealed with the Corporate Seal and signed by the Mayor and Treasurer, for the monies so borrowed, together with interest at such rate as may be agreed upon from time to time with the Bank.
- (2) The amount of monies that may be borrowed at any one time for the purposes of subsection (1), together with the total of any similar borrowings that have not been repaid, shall not, except with the approval of the Ontario Municipal Board, exceed from January 1st to September 30th of the year, 50 percent of the total, and from October 1st to December 31st, 25% of the total of the estimated revenues of the corporation as set forth in the estimates adopted for the year.

2. (1) Until estimates of revenue of the Corporation for the 1997 year are adopted, borrowing shall be limited to the estimated revenues of the Corporation as set forth in estimates adopted for the next preceding year.  
  
(2) The total estimated revenues of the Corporation, including the amounts levied for Region and Education purposes, adopted for the year 1996 are Five Hundred and Thirteen Million, Four Hundred and Ninety Four Thousand and Three Hundred and Fifty Dollars (\$513,494,350.00).
3. All sums borrowed pursuant to the authority of this by-law, together with any and all similar borrowings in the current year and in previous years that have not been repaid shall, together with interest thereon, be a charge upon the whole of the revenues of the Corporation for the current year and for all preceding years, as and when such revenues are collected or received.
4. The Treasurer shall, and is hereby authorized and directed to, apply in payment of all sums borrowed pursuant to this by-law, together with interest thereon, all of the monies thereafter collected or received for the current and preceding years, either on account or realized in respect of taxes levied for the current year and preceding years or from any other sources which may lawfully be applied for such purpose.
5. By-law 96-009 is repealed.
6. This by-law shall come into force and effect on the 1st day of January, 1997, and shall remain in force and effect until December 31, 1997.

APPROVED  
AS TO FORM  
- E / 6 /  
PNT  
CITY SOLICITOR

**PASSED** this

day of

A.D., 1996.

**CITY CLERK**

**MAYOR**

**CITY OF HAMILTON**  
**- RECOMMENDATION -**

4. (b.)

**DATE:** 1996 November 22

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** Allan C. Ross  
Treasurer

**SUBJECT:** Status of Development Charge Funds

**RECOMMENDATION:**

That the " Development Charge Reserve Fund Statement of Continuity" for the year 1995 which was approved by City Council on August 27, 1996 (Item 25 of the Report of the Finance and Administration Committee) be revised, as indicated on Appendix "B" attached.

*Allan C. Ross*

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

N/A

**BACKGROUND:**

On August 27, 1996, City Council adopted Item 25 of the report of the Finance and Administration Committee which recommended that the analysis of the transactions of the City's Development Charges reserve for the year 1995 be received.

Subsequently, it came to the attention of staff that an amount of \$ 600,000 which had been allocated from the reserve to the current budget to offset growth-related debt charges had inadvertently been prorated over all classifications in the reserve. This proration should only have been made to four specific classifications which have growth-related charges already incurred.

Accordingly, the attached " revised" Appendix "B" is being submitted to redistribute the amounts applied to each category within the reserve.

c.c. P. Noé Johnson, City Solicitor  
Len King, Chairman and Members of Development Charges Sub-Committee



Appendix "B"

Development Charge Reserve Fund  
Statement of Continuity  
Period January 01, 1995 to December 31, 1995

	Total	Indoor Recreation	Outdoor Recreation	Library Buildings & Materials	Traffic Signals	Parkland Acquisition	Vehicles & Equipment	Studies	Engineering (area specific)	Storm Water Retention	Fire Stations
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Balance as at Jan. 01, 1995	\$6,030,634	\$1,742,843	\$951,621	\$659,889	\$87,718	\$0	\$0	\$0	\$1,718,889	\$0	\$869,674
Development charges received or receivable	\$823,914	\$219,798	\$138,364	\$86,002	\$13,657	\$20,586	\$5,379	\$108	\$221,692	\$0	\$118,328
Development charges refunded	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest earned	\$411,356	\$119,648	\$66,999	\$45,555	\$5,650	\$1,873	\$489	\$10	\$114,959	\$0	\$56,173
	\$7,265,904	\$2,082,289	\$1,156,984	\$791,446	\$107,025	\$22,459	\$5,868	\$118	\$2,055,540	\$0	\$1,044,175
Transferred to the capital fund	(\$15,000)	\$0	\$0	\$0	(\$15,000)	\$0	\$0	\$0	\$0	\$0	\$0
Amounts allocated:											
1) Services Through Unsubsidized Lands	(\$1,718,889)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,718,889)	\$0	\$0
2) Reduction of growth-related debt charges	(\$600,000)	(\$348,569)	(\$99,116)	\$0	(\$18,946)	\$0	\$0	\$0	\$0	\$0	(\$133,369)
Balance as at December 31, 1995	\$4,932,015	\$1,733,720	\$1,057,868	\$791,446	\$73,079	\$22,459	\$5,868	\$118	\$336,651	\$0	\$910,806

**CITY OF HAMILTON**  
**- INFORMATION -**

4 (c)

**DATE:** 1996 November 27

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** Allan C. Ross  
Treasurer

**SUBJECT:** Tax Arrears - 625 Greenhill Avenue

**BACKGROUND:**

On November 19, 1996, the Finance and Administration Committee heard a presentation from Murray Nightingale, solicitor for the Korea Exchange Bank of Canada, first mortgagees on the property known as 625 Greenhill Avenue. Mr Nightingale proposed that the City accept a settlement of \$400,000 for all tax arrears on this property and write off the balance as uncollectible. The Committee tabled the matter and requested staff to review the situation in detail and make recommendations on the merits of this proposal.

**DISCUSSION**

As at November 1, 1996, there were realty taxes, penalties and interest outstanding on the above property in the amount of \$585,219.87. These taxes date back as early as 1990 as the taxpayer had a history of defaulting on payment arrangements with staff.

The standard procedure for dealing with a tax arrears property is to register a Tax Arrears Certificate on title after the property has become 3 years in arrears in accordance with the provisions of the Municipal Tax Sales Act. The owner then has an opportunity to pay all outstanding taxes or enter into an extension agreement during the one year redemption period following registration. Notices are also sent to parties having an interest in the property as required by the Legislation. If the property is not redeemed or if the owner has not entered into an extension agreement, the property is advertised for sale by public tender. Excess funds received over the cancellation price (taxes) on properties sold are paid into the courts for distribution to creditors. If there are no bids received, the property vests with the City, tax arrears are charged back to the respective levying bodies and the Property Department proceeds with the disposition of the property if it is not required for municipal purposes. In accordance with the normal procedures, the City registered a Tax Arrears Certificate in the amount of \$454,079.68 against 625 Greenhill Avenue on April 29, 1996.

In February 1996, the first mortgagee (Korean Exchange Bank of Canada) had received an opinion from a real estate firm that the property was worth approximately \$400,000 and suggested that it be listed for sale at \$450,000. The Property Department subsequently provided Treasury staff with an "estimated" value of \$450,000 to \$550,000 for comparative purposes. The Korean Bank received an offer to purchase the property in the amount \$300,000 on September 17, 1996.

The solicitor for the Bank has proposed that the City accept a payment of \$400,000 in settlement of all of the outstanding realty tax arrears and an undertaking from his client to keep the property taxes in good standing until the property is sold. It is anticipated that the accumulated taxes, penalties and interest as at the date of the expiration of the one year redemption period will amount to approximately \$643,000. The acceptance of the settlement proposal at this time would result in the write off of an amount in excess of \$185,000 in realty taxes.

The only basis for a tax write-off on property is uncollectibility. In the opinion of staff, before the realty taxes in respect of this property can be deemed uncollectible by the Treasurer and recommended to Council for write off, all avenues of collection available must have been exhausted. Consequently, the City does not have sufficient evidence of uncollectibility at this time because the tax collection processes have not been followed to a conclusion. A write off of these outstanding taxes is therefore not warranted at this time. Any premature write-off risks action from the other local government bodies objecting to their share of the write-off. This would result in all costs being charged to the City. Furthermore, it is imperative that the integrity of our existing processes be protected.

Accordingly, staff are recommending that the normal procedures continue to be followed with respect to the collection of tax arrears on this property as outlined in the Municipal Tax Sales Act, 1984.

A handwritten signature in cursive script, reading "Allan C. Ross".

c.c. P. Noé Johnson, City Solicitor

5.

**CITY OF HAMILTON**  
**- RECOMMENDATION -**

**DATE:** November 22, 1996

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** P. Noé Johnson  
City Solicitor

**SUBJECT:** Art Gallery of Hamilton

**RECOMMENDATION:**

- (1) That the City consent to the exemption of the Art Gallery of Hamilton pursuant to s.3 paragraph 16 of the Assessment Act RSO 1990; and
- (2) That the City Solicitor investigate the options and means available to the City to achieve this status.

**BACKGROUND:**



Council at its regular meeting November 12, 1996 approved the following:

- (1) That staff, including representatives from the Culture and Recreation Department, negotiate with the Art Gallery of Hamilton to develop an agreement for the provision of a municipal art gallery.
- (2) That the Art Gallery of Hamilton be requested to advise the City of its review of the Assessment Act and the exemption for a "public commission".

**DISCUSSION:**

Subsequent to Council initiative, a member, Mr. Tim Bermingham, of the Board of Directors of the Art Gallery of Hamilton wrote with the suggestion that a different section of the Assessment Act may already apply to render their interest not taxable. This morning I met with Mr. E. Shaker, Inch Easterbrook & Shaker, and Mr. T. Bermingham, Blake, Cassels & Graydon. They raised the possible application of s. 3 paragraph 16 of the Assessment Act which states as follows:

- s. 3 All real property in Ontario is liable to assessment and taxation, subject to the following exemptions from taxation:



16. The land of every company formed for the erection of exhibition buildings to the extent to which the council of the municipality in which the land is situate consents that it shall be exempt.

This section of the Act was apparently drafted when the CNE grounds were to be constructed. It was felt, however, that the Art Gallery of Ontario comes within this category.

If the City were to consent, as required in that paragraph, the Art Gallery is prepared to present the Regional Assessment Commissioner with their request for exemption from real property taxation under this category.

This action is consistent with the direction of Council at its November 12th meeting and is therefore recommended. Preliminary discussions with the Assessment Office reveal some interpretation and practical impediments. In order to continue working with the Art Gallery of Hamilton to achieve the taxation exemption, with Council instructions, I will endeavour to work through these issues, reporting back in the event that further action is required by this Council. Some of the concerns focus on the land and building ownership being separate and the practical difficulty of assessment roll numbers merging the ownership.

cc: J.G. Pavelka, P.Eng. CAO  
A.C. Ross, Treasurer

**CITY OF HAMILTON**  
**- RECOMMENDATION -**

6. (a.)

**DATE:** 1996 November 25

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** J. G. Pavelka, P. Eng.  
Chief Administrative Officer

D. W. Vyce  
Director of Property

**SUBJECT:** Offer to Purchase - Sale of City Property  
8-10 Brantdale Avenue - Part of CarPark #20  
Purchaser: Mark Pillinini

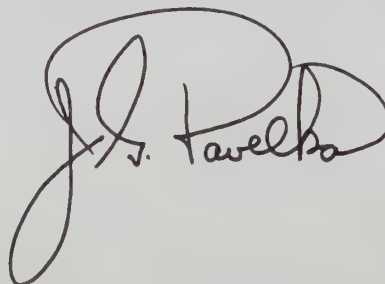

**RECOMMENDATION:**

- (a) That an Offer to Purchase Agreement, duly executed by Mark Pillinini on 1996 November 21 and scheduled to close on or before 1997 April 15, for the lands municipally described as 8-10 Brantdale Avenue, being part of Lots 14 and 15, Block C, Registered Plan No. 279, Hamilton, having a frontage of 18.47 metres (60.60 feet) more or less, along the north side of Brantdale Avenue and a depth of 30.48 metres (100.0 feet) more or less, be approved and completed as the requirements in the Municipal Act pursuant to the City's Real Property Procedural By-law No. 95-049 enacted on 1995 February 14 have been fulfilled by the City, and funds derived from this sale of \$51,000. be credited to Account Centre 00202 (Parking Authority Offstreet Reserve); and,
- (b) That the required deposit cheque in the amount of \$5,100. be held by the City Treasurer pending Council approval; and,
- (c) That the Offer to Purchase be conditional upon certain matters, in addition to the standard conditions contained on the City's Offer to Purchase form, in particular paragraphs 16 and 17; and,
  - (i) 16. It is understood and agreed that this Offer to Purchase is conditional upon a City By-Law being approved and passed to rezone the subject lands from "G-3" to a zoning district which will permit the development of the property for two single family detached dwellings and/or two semi-detached dwellings, in accordance with the requirements of the Planning

Act, R.S.O. 1990. Further, if the above-noted by-law is approved and passed to rezone the subject property, this Offer to Purchase is conditional upon there being no appeal of the City's decision to the Ontario Municipal Board within the time period allotted for appeals, pursuant to the Planning Act, and the rezoning therefore being final and binding;

In the event the above condition is not met prior to the 14th day of March, 1997, then this Offer to Purchase shall be null and void and the deposit returned to the Purchaser without interest;

17. Provided the rezoning referred to in paragraph 16 is obtained, the Vendor shall, at its own expense, prepare and register a reference plan of the subject property severing the property into two separate lots (the most westerly having an even width from front to rear of 30.6 feet and the easterly having an even width from front to rear of 30.0 feet). The property shall be sold to the Purchaser as two separate lots.
- (ii) In paragraph 19, the Purchaser acknowledges the selling price is net of various governmental charges such as development charges, local improvement charges, building permit fees, fees for connections of water and sewer lines, cost of a Lot Grading Agreement, etc;
- (d) That with respect to the condition noted in (c)(i) above, the Property Department initiated a rezoning application on 1996 September 27, to permit the development of either two single or semi-detached dwellings. Subsequently the Planning Department advised that the proposed zoning district is "D" (Urban Protected Residential - One and Two Family Dwellings, etc.) Modified; and,
- (e) That the Mayor and City Clerk be authorized and directed to execute the necessary documents; and,
- (f) That in accordance with Real Property Sales Procedural By-law No. 95-049:
  - (i) satisfactory notice has been given to the public of the intended sale;
  - (ii) an appraisal of the fair market value of the real property intended to be sold was obtained on the 13th day of August 1996;
  - (iii) the City Clerk be authorized and directed to execute (and issue) a Certificate of Compliance in the form prescribed pursuant to Section 193 of the Municipal Act.





## **FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

The sum of \$51,000. be credited to Account Centre 00202 (Parking Authority Offstreet Reserve).

## **BACKGROUND:**

The subject property is a rectangular parcel measuring 18.47 metres x 30.48 metres (60.6 feet x 100 feet), fronting on the north side of Brantdale Avenue 26.82 metres (88 feet) west of Upper James Street. The property is part of a larger "L" shaped parcel that has frontage on both Brantdale Avenue and Upper James Street and has been used as a municipal parking lot for many years, operated by the Hamilton Parking Authority as CarPark #20. On 1995 December 20, the Hamilton Parking Authority advised the Real Estate Division that this property, among others, was deemed surplus to the requirements of the Authority. The subject portion of the site has been closed and blocked off for almost one year.

The subject parcel formerly was two improved single family residential lots when the City made its acquisitions in the area in 1970 and 1971. The two one storey houses were demolished and the lands amalgamated with other City lands and put into use as a municipal parking lot.

The remainder of CarPark #20 with frontage on both Upper James Street and Brantdale Avenue is to be retained by the City and most of it will continue in operation as a municipal parking lot.

In compliance with the Real Property Sales Procedural By-law No. 95-049, I am reporting to your Committee:

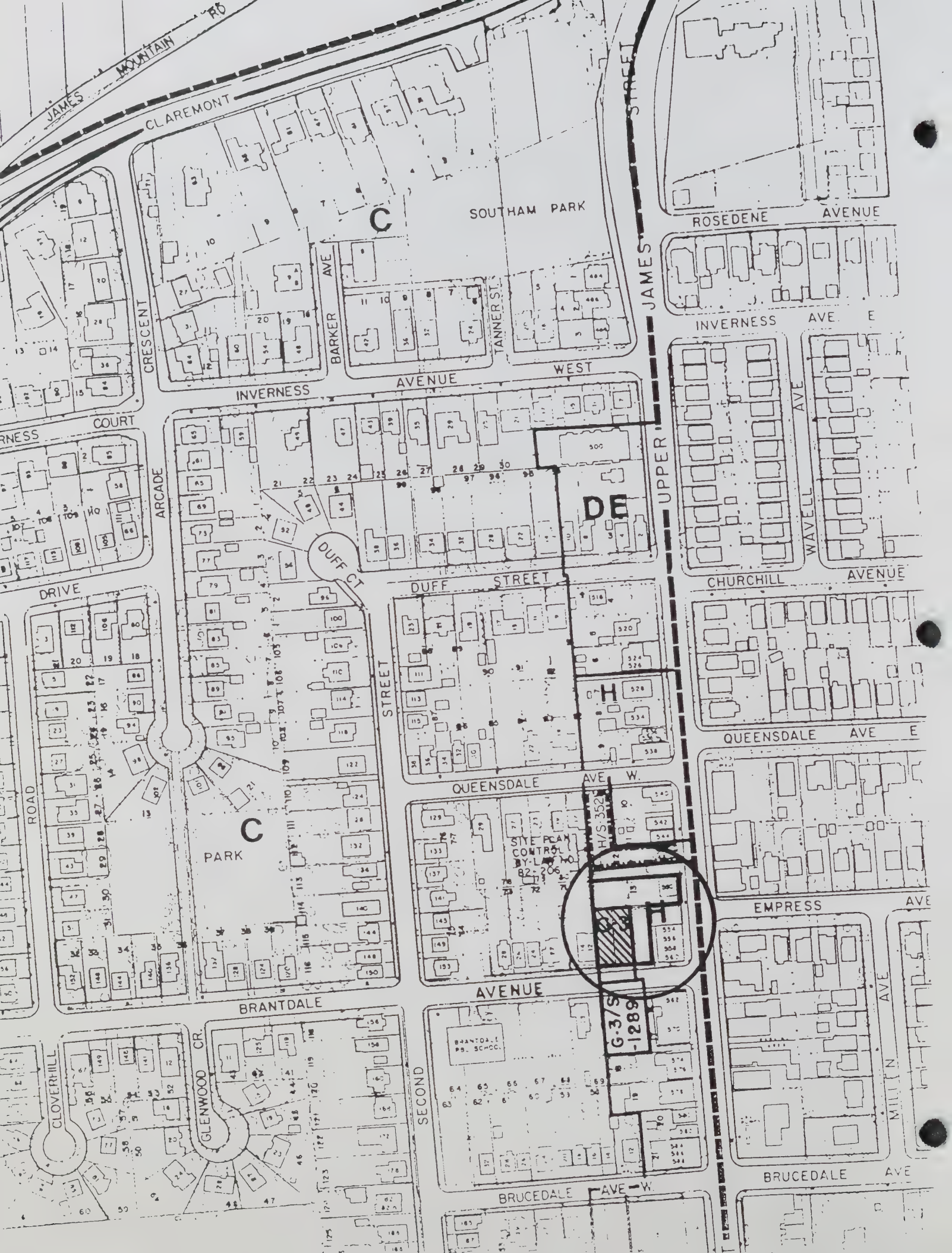
- (a) On 1996 June 25, City Council approved Item 18 of the 12th Report of the Finance and Administration Committee declaring the subject lands surplus to the requirements of the City;
- (b) that in accordance with the approved methods of Notice to the Public in Real Property Sales Procedural By-law 95-049, the Director of Property has placed a "For Sale" sign on the subject property which included the City's name and telephone number on the 27th day of June 1996, to inform the public that the City intends to sell the said subject land;
- (c) the sale of the subject land falls within the range of value which has been determined through an appraisal of the subject's fair market value.

The purchaser, Mr. Pillinini, plans to build two single family dwellings (could be fully detached or semi-detached).

KDA/hew

c.c. P. Noé Johnson, City Solicitor  
Allan C. Ross, Treasurer  
K. M. Lau, Manager of Surveys, Roads Department  
P. G. Baker, General Manager, Hamilton Parking Authority





JAMES STREET  
CLAREMONT

SOUTHAM PARK

ROSEDENE AVENUE

CRESCENT

BARKER AVE

TANNER ST

JAMES STREET

INVERNESS AVE E

INVERNESS AVENUE

WEST

DE

UPPER

WAVELL AVE

CHURCHILL AVENUE

DRIVE

ROAD

STREET

DUFF STREET

QUEENSDALE AVE E

QUEENSDALE AVE W.

PARK C

STY PLAN CONTROL  
BY-LAW NO. 82-206

EMPRESS AVE

AVENUE

BRANTDALE

SECOND

BRANTDALE P.B. SCHOOL

G-3/S-1288

BRUCEDALE AVE - W.

BRUCEDALE AVE

MILTON AVE

CLOVERHILL

GLENWOOD CR.

6. (b.)

**CITY OF HAMILTON**  
**- RECOMMENDATION -**

**DATE:** 1996 November 25

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

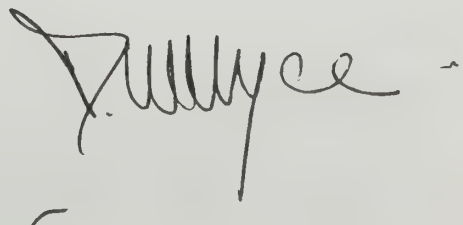
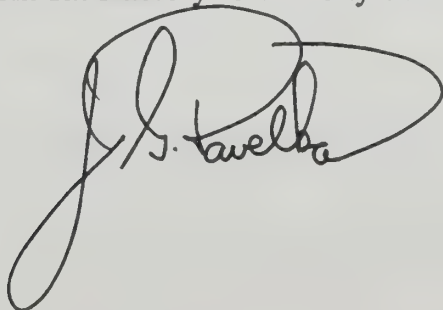
**FROM:** J.G. Pavelka, P.Eng.  
Chief Administrative Officer

D. W. Vyce  
Director of Property

**SUBJECT:** Award of Contract - Mechanical Maintenance of  
Refrigeration Ice-Making Equipment in  
Ten Civic Arenas

**RECOMMENDATION:**

- (a) That approval be given to issue a purchase order to Black & McDonald Limited, Stoney Creek, Ontario in the amount of \$112,880.72 per year inclusive of (\$7,384.72 GST) for mechanical maintenance of refrigeration ice making equipment in (10) city owned arenas during 1997, 1998 and 1999, this being the lowest tender received in accordance with specifications issued by the Purchasing Division (Ref: C14-20-96.); and,
- (b) That this expenditure be financed from the Current Budget Accounts CH 56380 31136 Refrigeration Contract, Recreation Buildings and CH 56380 31137 Refrigeration Contract, Twin Pad Arena; and,
- (c) That the Mayor and City Clerk be authorized and directed to execute an agreement in a form satisfactory to the City Solicitor.



## **FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

This expenditure will be financed from the current year Operating Budget from accounts CH 56380 31136 Refrigeration Contract, Recreation Buildings (\$85,570) and CH 56380 31137 Refrigeration Contract, Twin Pad Arena (\$18,926).

## **BACKGROUND:**

In accordance with the specifications (Ref:14-20-96) issued by the Purchasing Division, two proposals were received for a comprehensive program of preventative and emergency maintenance to the refrigeration ice making equipment at ten City arenas.

The scope of work which was specified includes regular preventative maintenance, annual start-up and shutdowns, annual compressor overhauls and 24 hour emergency service for the ten City arenas.

This maintenance ensures a reliable operation of refrigeration equipment thereby minimizing disruption to programming activities due to untimely equipment failure.

The results of the tender are as follows:

Black & McDonald Limited \_\_\_\_\_ \$105,496/year for 1997,1998 & 1999

Cimco Refrigeration Limited \_\_\_\_\_ \$134,304/year for 1997,1998 & 1999

Both companies indicated a zero increase for 1998 and 1999.

Cimco Refrigeration Limited held the maintenance contract previously with the City and in 1996 the cost of said maintenance agreement was \$131,015.51 inclusive of G.S.T.

DWV/rd

- cc. P. Hooker, Senior Solicitor, Law Department  
R. Desnoyers, Assistant Manager of Building Operations & Maintenance  
J. Krochak, Senior Buyer, Purchasing Division  
W. Moffatt, Manager of Arenas & Technical Services,  
Culture & Recreation Department



6. (c.)

**CITY OF HAMILTON**  
**- RECOMMENDATION -**

**DATE:** 1996 November 26

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** J. G. Pavelka, P. Eng.  
Chief Administrative Officer

D. W. Vyce  
Director of Property

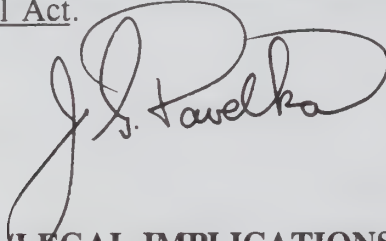
**SUBJECT:** Offer to Purchase - Sale of City Property  
to Ratko Radisic, 411-413 Britannia Avenue

**RECOMMENDATION:**

- (a) That an Offer to Purchase Agreement, duly executed by Ratko Radisic, on 1996 November 22 and scheduled to close on or before 1997 January 16, for the lands municipally described as 411-413 Britannia Avenue, being all of Lot 186 on the east side of Weir Street North, having a frontage of 7.62 metres (25 feet) more or less, in the Fairchild Survey Plan 502, City of Hamilton, be approved and completed as the requirements in the Municipal Act pursuant to the City's Real Property Procedural By-law No. 95-049 enacted on 1995 February 14 have been fulfilled by the City, and funds derived from this sale of \$30,000. be credited to Account Number 4X501 00102 (Reserve for Property Purchases); and,
- (b) That the required deposit cheque in the amount of \$3,000. be held by the City Treasurer pending Council approval; and,
- (c) That the Mayor and City Clerk be authorized and directed to execute the necessary documents; and,
- (d) That in accordance with the Real Property Sales Procedural By-law No. 95-049:
  - (i) satisfactory Notice has been given to the public of the intended sale;
  - (ii) an appraisal of the fair market value of the real property intended to be sold was obtained on the 6th day of September 1996;



- (iii) the City Clerk be authorized and directed to execute (and issue) a Certificate of Compliance in the form prescribed pursuant to Section 193 of the Municipal Act.



#### **FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

The sum of \$30,000. be credited to Account Number 4X501 00102 (Reserve for Property Purchases).

#### **BACKGROUND:**

Due to non-payment of taxes, a Tax Arrears Certificate was registered against the lands on 1991 February 11. Since no arrangement for the payment of taxes owing had been made, the Treasury Department was now in a position to register a Notice of Forfeiture against the property pursuant to the Municipal Tax Sales Act, 1984. The outstanding taxes as of 1995 May 30 was \$47,777.35. The notice of vesting was registered in 1995 June 6.

Subsequently, after completing a limited appraisal of the real property, the Real Estate Division advised the Law Department that the estimated market value of the property "as is" was within the range of \$50,000. to \$55,000. as of 1995 August 10.

City Council declared the property surplus on 1995 August 29. A "For Sale" sign was posed to the structure on 1995 September 29. In November of 1995 a severe storm caused tree branches to break off and tear apart a portion of the roof causing significant damage not only to the roof but also interior water damage. Over the next 12 months the property was broken into and vandalized several times. Plumbing fixtures were damaged, walls and doors kicked in, fixtures stolen and several windows broken. The result of the above reduced the subject building from a structure in fair condition to primarily a shell of a building with a gutted interior.

On 1996 September 6, a second limited appraisal was completed on the subject property in order to reflect the damaged premise whereby the estimated market value was within the range of \$30,000 to \$35,000. The subject property was shown to about 20 parties during the time it was listed. Out of those 20, two parties made formal offers to purchase, the highest offer to \$30,000 with no real estate fees netting \$30,000 to the City.

In compliance with the Real Property Sales Procedural By-law No. 95-049, I am reporting to your Committee:

- (a) On 1995 August 29, City Council approved Item 21 of the 19th Report of the Finance and Administration Committee declaring the subject lands surplus to the requirements of the City;

- (b) that in accordance with the approved methods of Notice to the Public in Real Property Sales Procedural By-law 95-049, the Director of Property has placed a "For Sale" sign on the subject property which included the City's name and telephone number on the 29th day of September 1995;
- (c) the sale of the subject land falls within the range of value which has been determined through an appraisal of the subject's fair market value.

The purchaser, Mr. Radisic plans to undertake complete interior and exterior renovations to the entire structure.

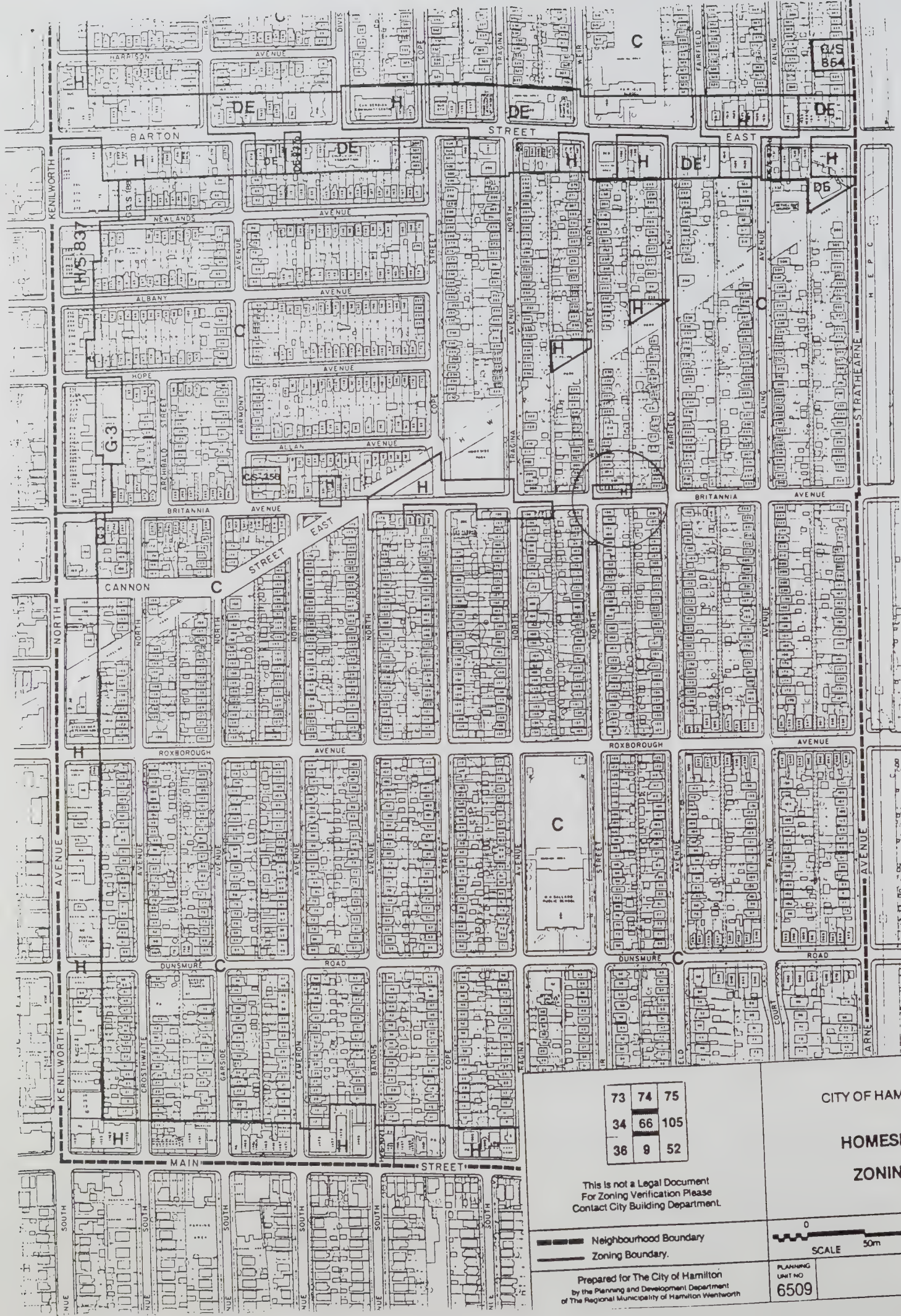
RWW/nw

c.c. P. Noé Johnson, City Solicitor

Allan C. Ross, Treasurer

K. M. Lau, Manager of Surveys, Roads Department





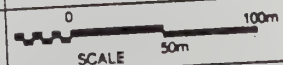
73	74	75
34	66	105
38	9	52

CITY OF HAMILTON  
HOMESIDE  
ZONING

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For Zoning Verification Please  
Contact City Building Department.

Neighbourhood Boundary  
Zoning Boundary.

Prepared for The City of Hamilton  
by the Planning and Development Department  
of The Regional Municipality of Hamilton Wentworth



PLANNING  
UNIT NO  
6509

6. (d.)

**CITY OF HAMILTON**  
**- RECOMMENDATION -**

**DATE:** 1996 November 26

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

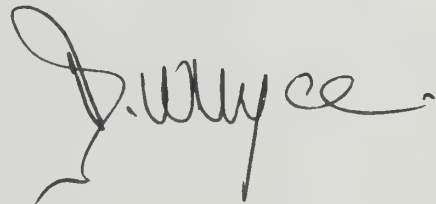
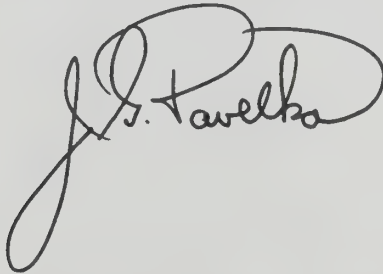
**FROM:** J. G. Pavelka, P. Eng.  
Chief Administrative Officer

D. W. Vyce  
Director of Property

**SUBJECT:** Tender to allow the leasing of Advertising Billboards  
on City Lands

**RECOMMENDATION:**

That the Director of Property be authorized to call for Tenders for the Lease of five (5) locations throughout the City for the placement of outdoor advertising billboards for a three (3) year period.



**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:** N/A

**BACKGROUND:**

The City of Hamilton has been leasing various sites throughout the City to Mediacom Inc. since 1977 January 1. The current locations being leased are as follows:

- a) Britannia and Cameron Avenue
- b) Walmer and Woodward Avenue
- c) Bay Street North and Strachan
- d) Crockett and Upper Sherman
- e) Concession and Upper Sherman



These locations contain eleven (11) poster panels which were charged a rate of \$1,102.50 for a total revenue for 1996 of \$12,127.50.

Up until this year, the lease was renewed each term with Mediacom Inc.; however Gould Outdoor Advertising has recently established an operation in the City and has approached the Property Department with respect to acquiring some billboard locations on City property. The current lease with Mediacom Inc. expires on 1996 December 31 and does not contain a renewal clause. Gould Outdoor Advertising currently leases locations from the Region of Niagara and the City of London and St. Catharines.

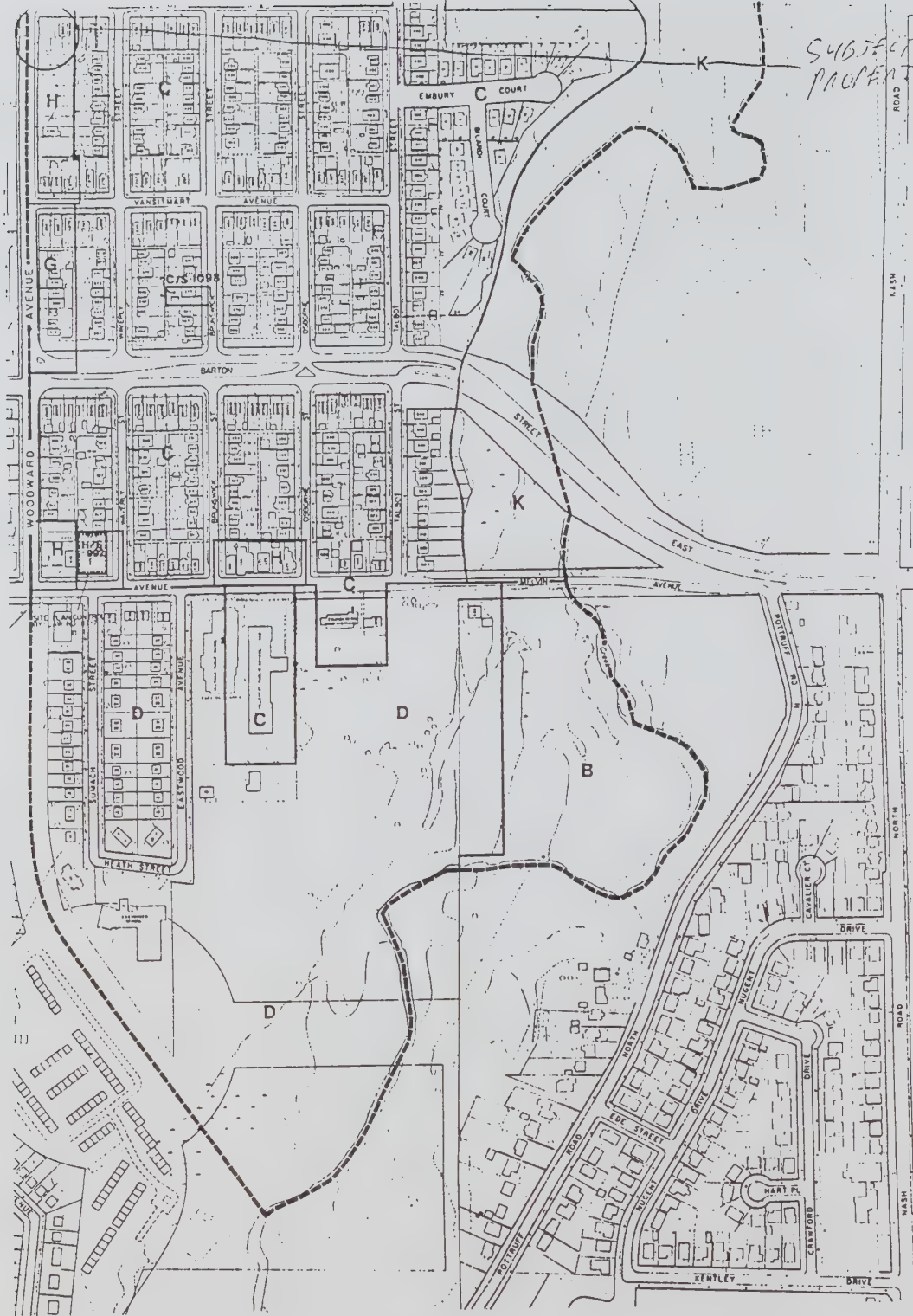
It is our recommendation to tender out the lease for the above mentioned locations to all advertising companies, thereby maximizing the revenue received by the City.

RJH/nw

c.c. P. Noé Johnson, City Solicitor  
Attention: Jennifer Lessing  
A. Ross, Treasurer  
K. M. Lau, Manager of Surveys, Roads Department







108	108	104
100	99	104
100	85	85

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Contact City Building Department.

Neighbourhood Boundary  
Zoning Boundary.

Prepared for The City of Hamilton  
Planning and Development Department

CITY OF HAMILTON  
McQUESTEN EAST  
ZONING

0 50m 100m  
SCALE

PLANNING  
UNIT NO.

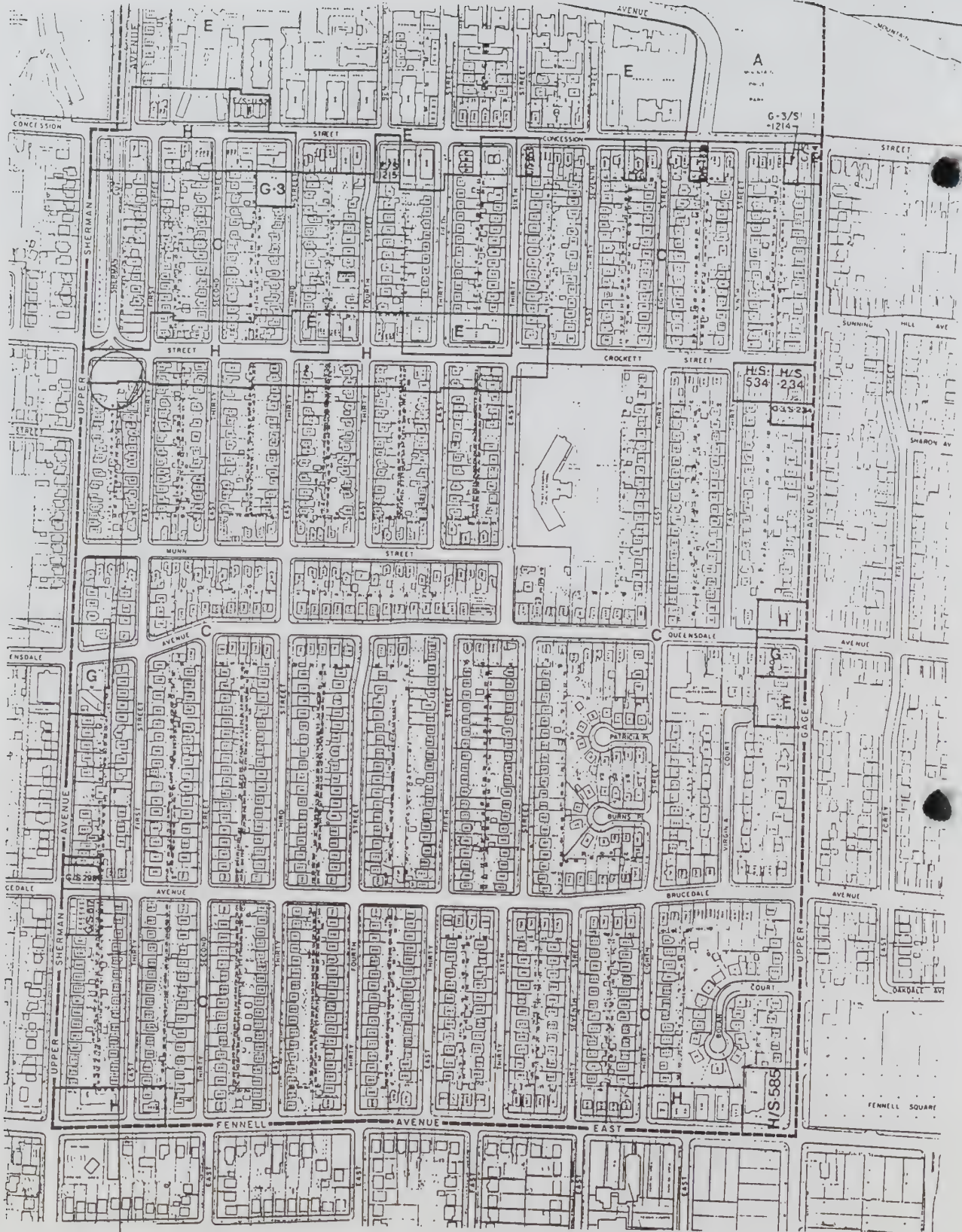


SUBJECT  
PROPERTY

All Lands Within This Neighbourhood Is Subject  
To Site Plan Control By-law No. 90-285.

<table border="1"> <tr> <td>40</td> <td>107</td> <td>106</td> </tr> <tr> <td>127</td> <td>21</td> <td>10</td> </tr> </table>	40	107	106	127	21	10	<p>CITY OF HAMILTON</p> <p><b>NORTH END WEST</b></p> <p><b>ZONING</b></p>
40	107	106					
127	21	10					
<p>This is not a Legal Document For Zoning Verification Please Contact City Building Department.</p>	<p>0 100m</p> <p>SCALE 50m</p> <p>PLANNING</p>						
<p>Neighbourhood Boundary</p> <p>Zoning Boundary.</p>	<p>PAGE NO.</p>						





SUBJECT  
PROPERTY

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18	98	61

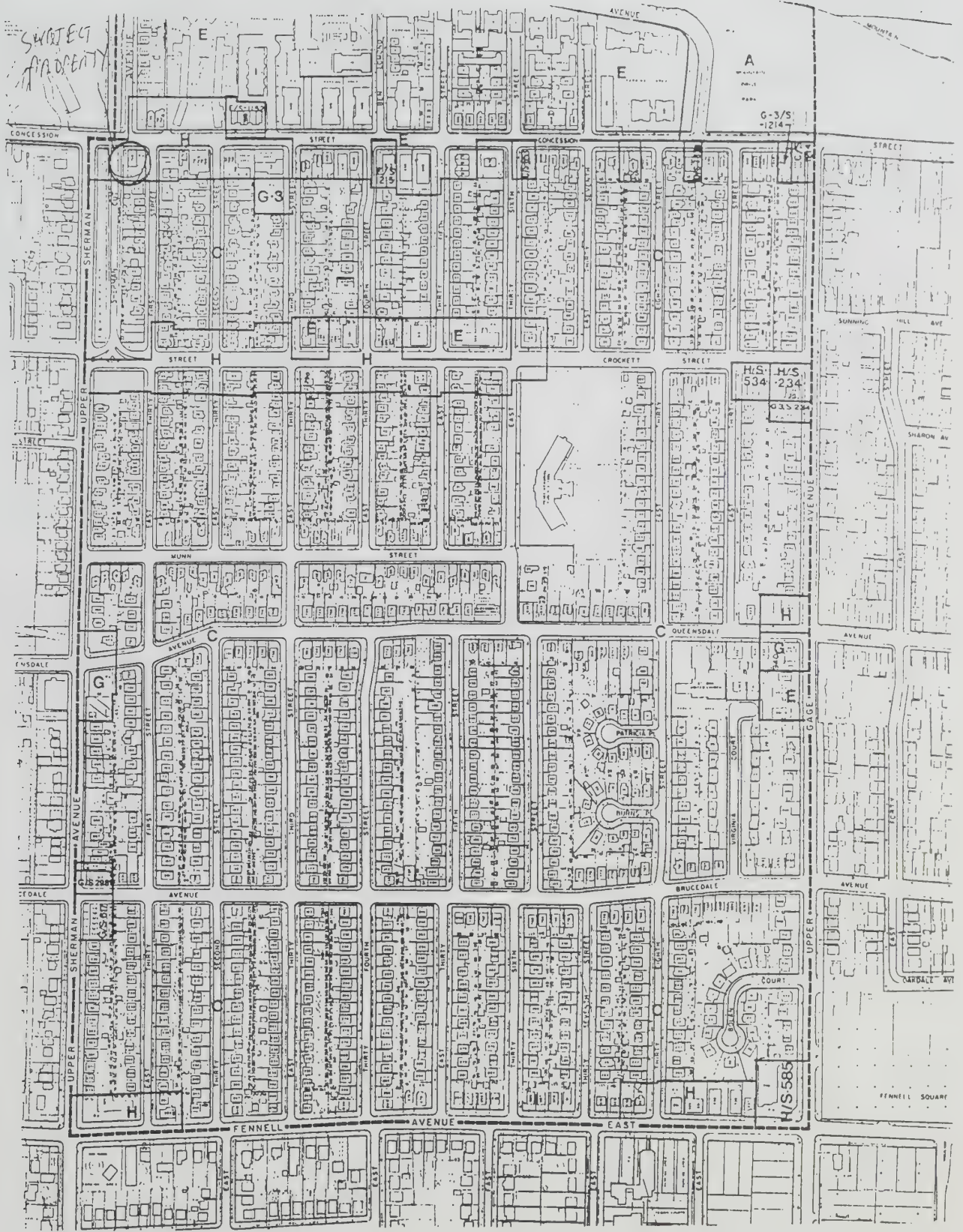
CITY OF HAMILTON

RALEIGH

ZONING

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124	12	37
42	111	128
18	98	61

CITY OF HAMILTON

RALEIGH

ZONING

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For Zoning Verification Please



7.

**CITY OF HAMILTON**  
**- RECOMMENDATION -**

**DATE:** 1996 November 8

**REPORT TO:** Mrs. Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** Mr. J. G. Hindson, P.Eng.  
Director of Information Systems

J.G. Pavelka, P.Eng.,  
Chief Administrative Officer

**SUBJECT:** Telecommunications Access Proposal (TAP) Grant  
request to the Ontario Ministry of Economic  
Development. (INF 96-125)

**RECOMMENDATION:**

- a) That the City of Hamilton participate in the Hamilton-Wentworth Information Network (HWIN) telecommunications project to provide a fibre optic link between downtown Hamilton and McMaster University provided that the HWIN grant request to the Ministry of Economic Development for the capital construction cost of the fibre optic link is successful.
- b) That the estimated annual cost (\$2,000) of the City's share of maintenance of the fibre optic link be financed within the existing Information Systems budget.
- c) That the Mayor and City Clerk be authorized to execute any subsequent agreement between the HWIN partners that provides for the maintenance of the fibre link service.
- d) That the agreement be in a form satisfactory to the City Solicitor.

  
J. G. Hindson, P.Eng.

  
J.G. Pavelka, P.Eng.



## **FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

The capital cost of the fibre optic link will be paid from the Provincial Grant. The City's estimated share of the maintenance cost for fibre optic service to McMaster University and subsequently to Onet and the Internet is \$2,000 per year. The fibre optic service would reduce the short term and long term costs for access to the Internet. The \$2,000 annual cost is equivalent to only three individual Internet connections.

## **BACKGROUND:**

In order to take advantage of opportunities to share and reduce telecommunications infrastructure and operating costs, several government agencies and potential partners in the private sector have been engaged in ongoing discussions which culminated in the formation of the Hamilton-Wentworth Information Network (HWIN) in 1995.

We have been encouraging and supporting the concept of network infrastructure-sharing with other agencies in Hamilton-Wentworth and are pleased to see an additional portion of this concept closer to being a reality. The City already shares many key network components with the Library, Region and other agencies including fibre communications cables, Internet servers and the electronic mail system.

The current HWIN membership includes the Hamilton Public Library, the Wentworth Libraries, the Dundas Public Library, McMaster University, Mohawk College, The Hamilton-Wentworth FreeNet, YouthNet, the Hamilton Board of Education, the Wentworth County Board of Education, the Hamilton-Wentworth Roman Catholic Separate School Board, the Corporation of the City of Hamilton and the Regional Municipality of Hamilton-Wentworth. There are also two corporate partners, Bell Canada and Weslink Datalink Corporation.

HWIN (Hamilton-Wentworth Information Network) is in the process of submitting a grant request to TAP, (Telecommunications Access Partners, Office of Telecommunication Infrastructure of the Ontario Ministry of Economic Development.)

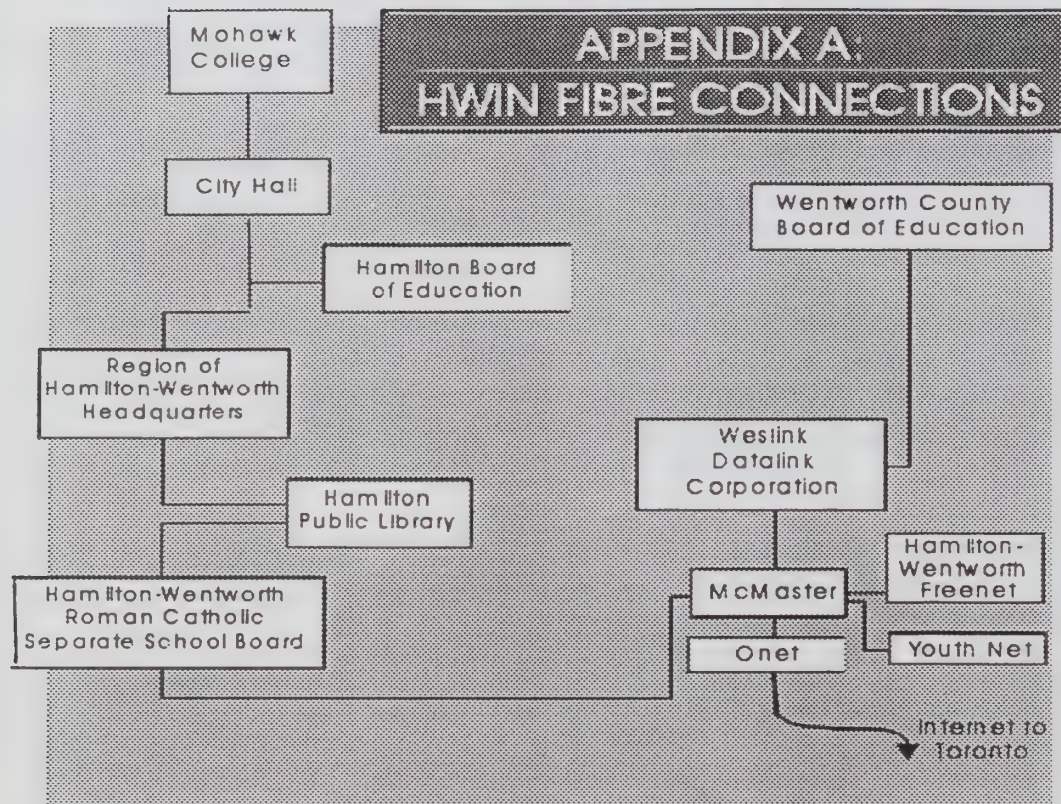
The grant request from HWIN is for \$335,570 to cover the cost of a proposed private/public sector fibre optic link that would provide a secure link between the HWIN that would include a corporate network link to McMaster University. The private sector partner in the proposal is Weslink Datalink Communications of Hamilton. Copies of the grant proposal are available from the Committee Secretary. Appendix A, from the TAP proposal, outlines the extent of the broader project that will link all HWIN partners.

The initial major users of this link will be the Libraries and the School Boards. The City of Hamilton will benefit in terms of having lower cost access to the Internet and additional opportunities to share information and access with other HWIN partners. The link will also provide opportunities to engage in future joint projects with McMaster university and reduce the costs of citizen access to government agencies.

The estimated operating costs for the fibre link are \$42,200 per year, of which the City's share is anticipated to be \$2,000 per year. This cost is less than current total costs for Internet service and will be paid from within current budget allocations.

It is therefore recommended that the City support and participate in this HWIN project and enter into any subsequent agreement regarding the City's on-going share of maintenance costs.

c.c. P. Noé Johnson, City Solicitor  
Allan C. Ross, Treasurer



Fibre connections will exist between all of these HWIN partners. Each agency is developing its internal WAN, in a compatible fashion, to link through the relevant headquarter facility. Each partner will have Internet connection through McMaster and will have shared, high speed access to services located at the McMaster Hub.



**CITY OF HAMILTON**  
**- RECOMMENDATION -**

8.

**DATE:** 1996 November 27

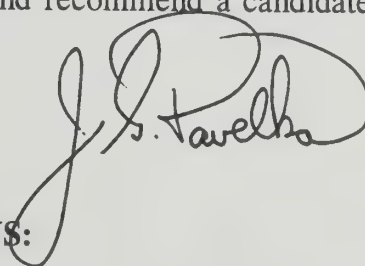
**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** J.G. Pavelka, P.Eng.  
Chief Administrative Officer

**SUBJECT:** Hiring - Fire Chief

**RECOMMENDATION:**

- a) The Chief Administrative Officer be authorized and directed to take the necessary steps to post and advertise the position of Fire Chief consistent with the Selection Procedure adopted by City Council on January 26, 1982.
- b) That a Staff Committee comprised of the Chief Administrative Officer, two members of the Corporate Management Team and a Fire Chief from a similarly sized municipality review all applications received and make recommendations to the Selection Committee for interviewing.
- c) That a Selection Committee comprised of the Mayor, Chairman of the Finance and Administration Committee, Vice Chairman of the Finance and Administration Committee and two members of the Finance and Administration Committee be formed to consider the applications for interviewing and recommend a candidate to Council.



**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

N/A

**BACKGROUND:**

In a letter dated 1996 July 02 Fire Chief Smith advised that he would like to retire on December 31, 1996.





**DISCUSSION:**

Even though, City Council is entertaining the notion of designing a new system of Local Government, current thinking is that there will be a need for the Fire Chief's position to be filled.

In addition, it is understood that the Provincial Legislature is planning to make modifications to The Fire Protection and Prevention Act by modifying the number of non-union positions to manage the Fire Department units in municipalities. It is anticipated that there will be additional public meetings and that this new legislation could be in effect by early 1997.

The consequences of this proposed legislation is that there could be five or seven non-union positions managing the City of Hamilton's Fire Department rather than just the two positions of Fire Chief and Deputy Fire Chief. Regardless of the number, there will be a need for a Fire Chief. The number of non-union positions does indicated the kind of skills that will be required of a new Fire Chief.



2.

CONSENT AGENDA

FINANCE AND ADMINISTRATION COMMITTEE

Tuesday, 1996 December 3  
1:30 o'clock p.m.  
Room 233, City Hall

A. MINUTES OF THE FINANCE AND ADMINISTRATION COMMITTEE

Minutes of the regular meeting held on Tuesday, 1996 November 19th

B. COMMISSIONER OF HUMAN RESOURCES

Appointments to and Terminations From Permanent Positions

C. TREASURER

Financing - Ontario Municipal Board Hearing - 280 Weir Street North

D. SECRETARY, FINANCE AND ADMINISTRATION COMMITTEE

Information Items





Tuesday, 1996 November 19  
1:30 o'clock p.m.  
Room 233, City Hall

**The Finance and Administration Committee met.**

**Present:** Alderman B. Charters, Chairman  
Alderman D. Ross, Vice-Chairman  
Mayor R. M. Morrow  
Alderman M. Kiss  
Alderman D. Wilson  
Alderman C. Collins  
Alderman T. Anderson  
Alderman D. Drury

A.

**Regrets:** Alderman V. J. Agro - other meeting

**Also present:** Alderman H. Merling  
Alderman M. Caplan  
J. Pavelka, Chief Administrative Officer  
A. Ross, Treasurer  
P. Noé Johnson, City Solicitor  
R. Fair, Director of Culture and Recreation  
D. Vyce, Director, Property Department  
J. Schatz, City Clerk  
L. King, Building Commissioner  
Fire Chief Smith  
Deputy Fire Chief Desjarlais  
Susan K. Reeder, Secretary

**A G E N D A**

**A. DELEGATIONS**

**(a) Hamilton Professional Fire Fighters Association - comments on the Master Fire Plan**

In order to accommodate the large number of firefighters in attendance for this presentation, the Committee moved to the Council Chambers.

The Committee was in receipt of correspondence from the Hamilton Professional Fire Fighters Association dated 1996 October 29, respecting the above noted matter.

Henry Watson, President of the Hamilton Professional Fire Fighters Association addressed the Committee with their response to the proposals contained in the Master Fire Plan. Copies of the text of Mr. Watson's addressed were distributed to members of the Committee

The Chairman thanked Mr. Watson for his presentation, and the Committee agreed to receive this speech.

**(b) Murray H. Nightingale, Solicitor, Lee, Bowden, Nightingale - Solicitors for Korea Exchange Bank of Canada, first mortgagee of property at 625 Greenhill Avenue - Tax Arrears Payment Offer**

The Committee was in receipt of correspondence from Murray H. Nightingale, Solicitor, Lee, Bowden, Nightingale dated 1996 November 7, respecting the above noted matter.

Mr. Nightingale addressed the Committee and referred to his proposal on his client's behalf to pay an amount \$400,000 as settlement of the arrears outstanding on the property at 625 Greenhill Avenue.

Questions and discussion then ensued, and the Committee approved the following:

"That the request of Mr. Murray H. Nightingale, Solicitor on behalf of his client the Korea Exchange Bank of Canada respecting a proposed settlement on the outstanding tax arrears be tabled in order to allow the Treasurer to review the proposal and report back to the Committee with a recommendation."

**2. CONSENT AGENDA**

The Committee was in receipt of its Consent Agenda, and approved the following:

**A. MINUTES OF THE FINANCE AND ADMINISTRATION COMMITTEE**

The Committee was in receipt of the minutes of its regular meeting held on Tuesday, 1996 November 5th, and approved these minutes as circulated.

**B. CITY SOLICITOR - A By-law to transfer debenture proceeds**

The Committee was in receipt of a report from the City Solicitor dated 1996 November 5, respecting the above noted matter.

The Committee directed that the By-law to Amend By-law No. 92-174 respecting Transfer Debenture Proceeds be forwarded to City Council for enactment.

**C. COMMISSIONER OF HUMAN RESOURCES - Appointments To Permanent Positions**

The Committee was in receipt of a report from the Commissioner of Human Resources dated 1996 November 12, respecting the above noted matter and approved the following:

That the listing of Appointments to Permanent positions with the Corporation of the City of Hamilton to 1996 November 8, attached herewith and marked Appendix "A", be approved.

**D. GRANTS CO-ORDINATOR - 1997 - 2006 Capital Grant Submission**

The Committee was in receipt of a report from the Grants Co-Ordinator dated 1996 November 14, respecting the above noted matter.

The Committee approved the following:

- (a) That the Capital Grant submission be considered for inclusion in the ten year 1997-2006 Provisional Capital Budget; and,
- (b) That this Capital Project be reviewed by the Management Team for consideration of the Committee of the Whole and Council.

**E. SECRETARY, FINANCE AND ADMINISTRATION COMMITTEE - Information Items**

The Committee was in receipt of a report from the Secretary of the Finance and Administration Committee dated 1996 November 15, respecting Information Items. The Committee approved the following:

That the following Information Items, which have been previously forwarded to members of the Committee under separate cover, be received for information purposes:

- (a) Information Report - Fire Chief - Fire Department Quarterly Report as at 1996 September 30th - report dated 1996 November 1st.

- (b) Correspondence - Friends of the Hamilton Public Library - concern on user fees in public libraries - letter dated 1996 October 25th
- (c) Information Report - Treasurer - Sale of Tax Arrears Properties - report dated 1996 October 23rd
- (d) Information Report - Chief Administrative Officer - C.A.O. Department Quarterly Report as at 1996 September 30th - report dated 1996 October 29th
- (e) Information Report - Treasurer - Treasury Department Quarterly Report as at 1996 September 30th - report dated 1996 November 8th
- (f) Information Report - City Solicitor - Law Department Quarterly Report as at 1996 September 30th - report dated 1996 October 29th
- (g) Recommendation Report from the Director of Culture and Recreation to the Parks and Recreation Committee respecting the 1997 Business Plan and contract, part-time positions for The Coach House at Dundurn Castle - report dated 1996 November 11th
- (h) Recommendation Report from the Commissioner of Public Works and Traffic to the Parks and Recreation Committee respecting the Hamilton Harbour Waterfront Trail - report dated 1996 November 11th.
- (i) Information Report - Treasurer - Financial Accounts and other non-Departmental budgets Quarterly report as at 1996 September 30th - report dated 1996 November 14th

### 3. TREASURER

#### (a) Purchasing - Procurement Card Pilot Project

The Committee was in receipt of a report from the Treasurer dated 1996 November 11, respecting the above noted matter.

Considerable discussion ensued on this matter with concerns being expressed regarding who would have access to these cards, and the limits of spending on the cards.

In this regard, the Committee approved the following staff direction:

- (a) That a Pilot Project, be undertaken with the Canadian Imperial Bank of Commerce, to evaluate the benefits and cost savings of introducing Procurement Cards; and,
- (b) That the City Treasurer report back to the Finance and Administration Committee on the results of the Pilot Project.

It was noted that this report back will include details on which Departments and which staff would have access to these cards as well as what the spending limits would be. It was further noted from the report, that the research on this project will take approximately three to five months to complete, followed by a staff report back to the Committee with a recommendation on whether to permanently institute and expand the program or to discontinue it.

#### (b) Corporate Overview of the Quarterly reports as at 1996 September 30th

The Committee was in receipt of an Information Report from the Treasurer dated 1996 November 15, respecting the above noted matter and agreed to receive this document for information purposes.



**4. CITY SOLICITOR - Union Gas Merger with Centra Gas**

Alderman Charters declared a Conflict of Interest in this matter as his wife works for Union Gas.

The Committee was in receipt of a report from the City Solicitor dated 1996 November 11, respecting the above noted matter and approved the following:

- (a) That City Council consent to the merger of Union Gas Limited and Centra Gas Ontario Inc; and,
- (b) That the City Solicitor be authorized to prepare a By-law to consent to the merger of Union Gas Limited and Centra Gas Ontario Inc.

**5. CHIEF ADMINISTRATIVE OFFICER AND DIRECTOR OF PROPERTY - Declaration of Surplus Property - 1504 Upper Gage - Part 5 on Plan 62R-9436**

The Committee was in receipt of a joint report from the Chief Administrative Officer and the Director of Property dated 1996 November 11, respecting the above noted matter.

The Committee approved the following:

- (a) That the following property be declared surplus to the requirements of the City of Hamilton in accordance with the Realty Sales Procedural By-law 95-049:

1504 Upper Gage (Part 5 on Plan 62R-9436)

- (b) That the Property Department be authorized to proceed to sell this property in accordance with the Realty Sales Procedural By-law.

**6. REQUESTED INFORMATION - Acting Regional Director of Finance - Regional Funding - Chedoke/McMaster Hospitals**

The Committee was in receipt of an Information Report from the Regional Acting Treasurer and Commissioner of Finance dated 1996 November 16, respecting the above noted matter.

Following discussion on this matter, the Committee approved the following:

That Regional Council be requested to continue the cash flow of capital grant funding approved by Regional Council in 1985 and 1990 to the five area hospitals for major construction projects only on the provision that these hospitals continue to be viable and working hospital facilities.

**ADDED - DIRECTOR, CULTURE AND RECREATION DEPARTMENT - The Coach House at Dundurn Castle - 1997 Business Plan**

The Committee was in receipt of an added report from the Director of Culture and Recreation dated 1996 November 13, respecting the above noted matter and approved the following:

- (a) That the newly created contract and part-time positions of Cook, Coach House Host/Hostess, Kitchen Helper, Senior Server and Server(s) be approved; and,
- (b) That the City Solicitor be authorized to negotiate two employment contracts for the Cook and Coach House Host/Hostess positions for the consideration of the Finance and Administration Committee.

1. IN CAMERA AGENDA

The Committee moved to an In-Camera Session to discuss matters of a Private and Confidential nature.

The Committee then moved back into Regular Session, and approved the following:

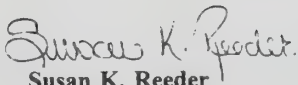
AA. CITY CLERK - Cancellation of Market Stand Contract

That the contract for Market Stand Numbers 1/2 of 42, all of 43 and 1/2 of 44, be cancelled effective 1996 November 30, for non-payment of rent.

8. ADJOURNMENT

There being no further business, the meeting then adjourned.

**Taken as read and approved,**



Susan K. Reeder

Secretary

1996 November 19

**ALDERMAN B. CHARTERS, CHAIRMAN  
FINANCE AND ADMINISTRATION COMMITTEE**

THE CORPORATION OF THE CITY OF HAMILTON

APPOINTMENTS TO PERMANENT POSITIONS

<u>NAME</u>	<u>STATUS</u>	<u>CLASSIFICATION</u>	<u>DEPARTMENT</u>	<u>REASON HIRED</u>	<u>SALARY SCHEDULE</u>	<u>EFFECTIVE DATE</u>
Mr. Bradley Carey	I	Greenskeeper II	Historical - Ouidrsports	Replacing Mr. F. Okos - resigned, Sept. 12/96	\$36,686.56	Oct. 18/96
Mr. Don Dilks	I	Sports Groundskeeper I	Historical - Ouidrsports	Replacing Mr. F. Rolfe - resigned, Oct. 11/95	\$36,052.64	Oct. 07/96

1996 November 26

Appendix "A" referred  
to in Section 1 of the  
NINETEENTH Report of  
the Finance and  
Administration  
Committee for 1996.

Prepared November 08, 1996

Status -
Internal - I
External - E

**CITY OF HAMILTON**  
**- RECOMMENDATION -**

B.

**DATE:** 1996 November 21

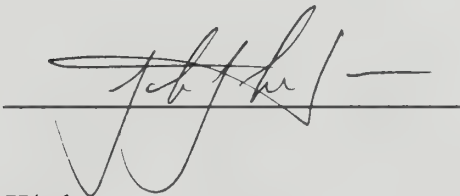
**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** John Johnston  
Commissioner of Human Resources

**SUBJECT:** Appointments to and Terminations From Permanent  
Positions with the Corporation of the City of Hamilton (C-  
028-096)

**RECOMMENDATION:**

That the attached listing of Appointments to and Terminations From Permanent positions with the Corporation to 1996 November 22 be approved.

A handwritten signature in dark ink, appearing to read 'John Johnston', is written over a horizontal line. The signature is stylized with a large loop at the end.

JJ/mb

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

N/A

**BACKGROUND:**

Attached.



**THE CORPORATION OF THE CITY OF HAMILTON**

**APPOINTMENTS TO PERMANENT POSITIONS**

<u>NAME</u>	<u>STATUS</u>	<u>CLASSIFICATION</u>	<u>DEPARTMENT</u>	<u>REASON HIRED</u>	<u>SALARY SCHEDULE</u>	<u>EFFECTIVE DATE</u>
Mr. Christopher Ridgewell	I	Sanitation Worker	Public Works & Traffic Services	Replacing Mr. T. Lacasse - transferred, Sept. 16/96	\$36,670.40	Oct. 15/96
Mr. Chris Roketta	I	Rink Attendant I	Historical Outdoor sports	New Position Council Approved August 27, 1996	\$36,780.64	Nov. 11/96

Prepared November 22, 1996

Status ~
Internal ~ I
External - E

# THE CORPORATION OF THE CITY OF HAMILTON

## TERMINATIONS FROM PERMANENT POSITIONS

<u>NAME</u>	<u>CLASSIFICATION</u>	<u>DEPARTMENT</u>	<u>REASON</u>	<u>LENGTH OF SERVICE</u>	<u>EFFECTIVE DATE</u>
Mr. Mark Antolich	Signs Markings Specialist	Public Works & Traffic	Resigned	1 year, 9 months	Nov. 08/96
Mr. Michael Atkinson	Platoon Chief	Fire	Retired	32 years, 2 months	Nov. 26/96
Mr. Douglas Downey	Lieutenant – Firefighter	Fire	Retired	35 years, 1 month	Nov. 28/96
Mr. Gary Forrester	Firefighter I	Fire	Retired	34 years, 6 months	Nov. 30/96
Mr. William Gibson	Firefighter I	Fire	Retired	34 years, 6 months	Nov. 28/96
Mr. Brian Kempton	Firefighter I	Fire	Retired	30 years, 1 month	Nov. 28/96
Mr. James Metham	Lieutenant – Firefighter	Fire	Retired	31 years, 11 months	Nov. 30/96
Mr. Ernest Mills	Lieutenant – Firefighter	Fire	Retired	30 years, 9 months	Nov. 26/96
Mr. Floriano Pereira	Greenskeeper II	Culture & Recreation	Retired	23 years, 5 months	Nov. 29/96
Mr. Carl Speight	District Chief	Fire	Retired	30 years, 1 months	Nov. 30/96
Mr. Gordon Talbot	Lieutenant – Firefighter	Fire	Retired	31 years, 1 month	Nov. 30/96
Mr. Albert Vandenakker	Platoon Chief	Fire	Retired	32 years, 2 months	Nov. 30/96

Prepared November 22, 1996

### Glossary of Terms

Terminated -- long term disability  
 -- discharge  
 -- downsizing  
 -- redundant

Resigned -- personal betterment  
 -- personal reasons



**CITY OF HAMILTON**  
**- RECOMMENDATION -**

C.

**DATE:** 1996 November 26

**REPORT TO:** Susan K. Reeder, Secretary  
Finance and Administration Committee

**FROM:** Allan C. Ross  
Treasurer

**SUBJECT:** Ontario Municipal Board Hearing  
280 Weir Street North - Financing

**RECOMMENDATION:**

That the cost to complete the Ontario Municipal Board hearing concerning Rental Housing Protection Act Application CU-93-001 and Zoning Application 93-32 up to a maximum amount of \$10,000 be financed by charging Account No. CH 24101-55406 Consultant Fees.

*Allan C. Ross*

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

The above account has sufficient funds to absorb this cost.

**BACKGROUND:**

The details of this cost are outlined in the letter of P. Noé Johnson, City Solicitor, dated 1996 November 25 which is being considered by the Planning and Development Committee at their meeting of 1996 December 4.

NRA:jc

c.c. P. Noé Johnson, City Solicitor  
T. Agnello, Secretary, Planning and Development Committee





D.

**CITY OF HAMILTON**  
**~~RECOMMENDATION~~**

**DATE:** 1996 November 28th

**REPORT TO:** Alderman B. Charters, Chairman & Members,  
Finance and Administration Committee

**FROM:** Susan K. Reeder, Secretary,  
Finance and Administration Committee

**SUBJECT:** Information Items

**RECOMMENDATION:**

That the following Information Items, which have been previously forwarded to members of the Committee under separate cover, be received for information purposes:

- (a) Recommendation report from the Commissioner of Public Works and Traffic to the Parks and Recreation Committee respecting the Closure of Capital Account - T. B. McQueston Multi-Cultural Park Development - report dated 1996 November 14th
- (b) Information Report - H.E.C.F.I. - Quarterly Report as at 1996 September 30th - report dated 1996 October 18th
- (c) Information Report - Chief Executive Officer, Hamilton Public Library - Quarterly Report as at 1996 September 30th - report dated 1996 November 15th
- (d) Correspondence - Corporation of the Village of Blyth - Education Finance Reform - letter dated 1996 November 5th
- (e) Information Report - Treasurer - Laser cheque signatures - report dated 1996 November 26th
- (f) Information Report - Treasurer - Status of Hosting, Receptions and Related Accounts as at 1996 October 31st - report dated 1996 November 20th
- (g) Information Report - Treasurer - Status of Unclassified Revenue and Expenditures as at 1996 October 31st - report dated 1996 October 31st



Page Two  
Information Items to the  
Finance and Administration Committee  
1996 November 28th

- (h) Information Report - City Clerk - Use of City Facilities by Outside Groups - report dated 1996 November 26th
- (i) Correspondence - Town of Dundas - Financial Support - St. Joseph's Villa Day Care Program - letter dated 1996 November 7th

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

N/A

**BACKGROUND:**

The above-noted documents have been sent out to members of the Committee and the applicable staff for information purposes, and are being formally presented to the Committee in order to be officially received. Approval of this recommendation to receive these documents will ensure that the circulation procedure followed for these matters is recorded.









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